

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024010988**

**Project Title:** Rancho 30 Cultivation Facility (CUP 23-11 and LDP 23-27)

Lead Agency: City of Adelanto Contact Person: James C. Hirsch  
 Mailing Address: 11600 Air Expressway Phone: (760) 246-2300 ext. 11190  
 City: Adelanto Zip: 92301 County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Adelanto  
 Cross Streets: Rancho Road & Raccoon Avenue Zip Code: 92301

Longitude/Latitude (degrees, minutes and seconds): 34 ° 33 ' 23.44 " N / -117 ° 26 ' 49.24 " W Total Acres: 30.85  
 Assessor's Parcel No.: 3128-011-02, -03, & -04 Section: 06 Twp.: 5N Range: 5W Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Adelanto High School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. 479,325 Acres 30.85 Employees 310  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

**Manufacturing/Industrial (MI)**

**Project Description:** (please use a separate page if necessary)

Please see the attached page below.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**CITY OF ADELANTO  
NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL  
PROJECT DESCRIPTION ATTACHMENT**

**PROJECT NAME: RANCHO 30 CULTIVATION FACILITY (CUP 23-11 & LDP 23-27)**

**PROJECT DESCRIPTION**

The proposed project would involve the following 4 phases.

- *Phase 1* consists of the construction of three new buildings totaling 86,649 square feet within the 9.48-acre property located on the southwest corner of Rancho Road and Raccoon Avenue. The three new buildings are referred to as *Building A*, *Building B*, and *Building 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 17,799 square feet. The total floor area of the three new buildings would be 86,649 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 single level, would be used for processing, and would total 20,400 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 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.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date November 15, 2024 Ending Date December 16, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Blodgett Baylosis Environmental Planning</u>	Applicant: <u>Jim Tracy</u>
Address: <u>2211 S Hacienda Blvd</u>	Address: <u>2241 Gilberto, Suite A</u>
City/State/Zip: <u>Hacienda Heights, CA 91745</u>	City/State/Zip: <u>Rancho Santa Margarita, CA 92668</u>
Contact: <u>Marc Blodgett</u>	Phone: _____
Phone: <u>(626) 336-0033</u>	

Signature of Lead Agency Representative: *Marc Blodgett* Date: November 13, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.