

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024010988

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

Lead Agency: City of Adelanto

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Phone Number: (760) 246-2300 ext. 11190

Project Location: Adelanto
City

San Bernardino
County

Project Description (Proposed actions, location, and/or consequences).

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 three new buildings are referred to as Buildings A, B, and C. 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 5 buildings are referred to as Buildings F, I, L, O, and P. Construction of Phase 2 would commence in the 2nd 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. These 4 buildings are referred to as Building E, H, K, and N. Construction of Phase 3 would commence in the 1st 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. These 4 buildings are referred to as Building D, G, J, and M. Construction of Phase 4 would commence in the 1st quarter of 2031.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality Mitigation Measure No. 1. The Applicant will be required to prepare an Odor Management Plan that must be approved by the City of Adelanto and San Bernardino County Department of Public Health. The Odor Management Plan must be approved prior to the issuance of an Occupancy Permit. Biological Resources Mitigation Measure No. 1. Prior to construction, the Project proponent is required to obtain an Incidental Take Permit (ITP) through CDFW for the take of 34 Joshua trees. Biological Resources Mitigation Measure No. 2. Prior to the initiation of construction activities (i.e., grubbing, clearing, staging, digging), a preconstruction presence or absence survey for desert tortoise is recommended following the USFWS guidelines for Preparing for any Action that may occur Within the Range of the Mojave Desert Tortoise (*Gopherus agassizii*). Biological Resources Mitigation Measure No. 3. A biological monitor should be present onsite daily during construction to monitor for the presence of desert tortoise. Biological Resources Mitigation Measure No. 4. Prior to the initiation of construction activities ((i.e., grubbing, clearing, staging, digging), a "take avoidance survey" should be conducted by a qualified Biologist for the project site and surrounding 500 ft radius utilizing the methodology provided in CDFW's 2012 Staff Report on Burrowing Owl Mitigation. Cultural Resources Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife