

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

PROJECT NAME: Panther Avenue Cannabis Facility (CUP 23-09 & LDP 23-11)

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: Mike Tokatlyan, Mojave Sun LLC., 15863 Parthenia Street, North Hills, California 91343

CITY/COUNTY: City of Adelanto, San Bernardino County

LOCATION: The project site is located in the south-central portion of the City of Adelanto. No legal address has been assigned to the project site at this time though the site's assessor parcel number (APN) is 0459-432-48. The proposed project site, consisting of 2.68-acres, is located to the east of Panther Avenue, south of Air Expressway approximately 612 feet, and west of Racoon Avenue approximately 63-feet. The project site is located north of an easting electrical transmission line easement. A second SCE transmission line easement separates the project site from Racoon Avenue, located further east. The project site is located within the Adelanto CA USGS 7 1/2 Minute Quadrangle, T6N, R5W, the N 1/2 of the SE 1/4 of the NE 1/4 of the NW 1/4 of Section 31, S.B.B.M. The project site's geographic coordinates are 34°34'11.89" N and -117°26'45.6" W.

DESCRIPTION: The proposed project would involve the construction and operation of a proposed cannabis cultivation and manufacturing facility within the 2.68-acre site (116,769 square feet). The proposed project would involve the construction of cannabis related uses that would include distribution, manufacturing, and cultivation activities. The total site area is approximately 2.68 acres. The proposed project would involve the construction of seven new buildings totaling 31,800 square feet of floor area. The new metal buildings would include two manufacturing buildings, each building consisting of 3,500 square feet, and five new greenhouse (cultivation) buildings, each consisting of 4,960 square feet each. All of the new buildings would consist of a single level with a maximum height of 23-feet, 6-inches. The dimensions for each of the two manufacturing buildings would be 50-feet by 70-feet. The dimensions for each of the five cultivation buildings would be 62-feet by 80-feet. Access to the project site would be provided by a new 34-foot, 2-inch driveway connection with the east side of Panther Avenue. The parking area is located in the southernmost portion of the project site and would include a total of 23 standard parking spaces including 1 ADA parking space. The primary access to the site would be gated and an 8-foot high security fencing would surround the project site. In addition, a retention basin, consisting of approximately 5,000 square feet, would be provided in the southeast corner of the site. The proposed project would connect to existing water and sewer mains located in Panther Avenue. The project site's current zoning is Manufacturing Industrial (MI).

ENVIRONMENTAL

INFORMATION: The relatively level site is approximately 2,900 feet above sea level and contains no slope. The project site is currently undeveloped and vacant though transmission lines extend along both the site's south and east sides. The vegetation community present on site supports a desert scrub habitat consisting of native plants and some non-native grasses. The site is dominated by creosote bush (*Larrea tridentata*), rubber rabbitbrush

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(*Ericameria nauseosa*), Joshua tree (*Yucca brevifolia*), Nevada jointfir (*Ephedra nevadensis*), Asian mustard (*Brassica tournefortii*), Flatspine burr ragweed (*Ambrosia acanthicarpa*) and cheatgrass (*Bromus tectorum*). 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:* Vacant undeveloped land is located adjacent to the project site to the north. Air Expressway is located further north. These parcels located to the north of the site are zoned as Manufacturing Industrial (MI).¹
- *East of the project site:* A Southern California Edison (SCE) transmission line easement extends along the project site's east side. Vacant, undeveloped land extends further east along the east side of Racoon Avenue. This area located to the is zoned as Manufacturing Industrial (MI).² Racoon Avenue, an improved two-lane road is located further east.
- *South of the project site:* Another transmission line easement extends along the project site's southerly side. Further south of this easement is vacant, undeveloped property. This area is also zoned as Manufacturing Industrial (MI).
- *West of the project site:* The Panther Avenue right-of-way (ROW) extends along the project site's west side. Panther Avenue is an unimproved roadway. Further west, west of the aforementioned roadway, is vacant undeveloped land. This area is zoned as Manufacturing Industrial (MI).

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.

¹ Google Maps. Site Accessed January 23, 2023, and Adelanto Zoning Map, Site Accessed, January 23, 2023.

² Ibid.

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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 May 03, 2024 and ends on June 03, 2024. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: Louis Morales, Contract Planner or via email at lmorales@adelantoca.gov by 5:00 PM on June 03, 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 Louis Morales, Contract Planner, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301.

Your responses are requested by June 03, 2024.



Marc Blodgett, Project Principal

Date: May 02, 2024

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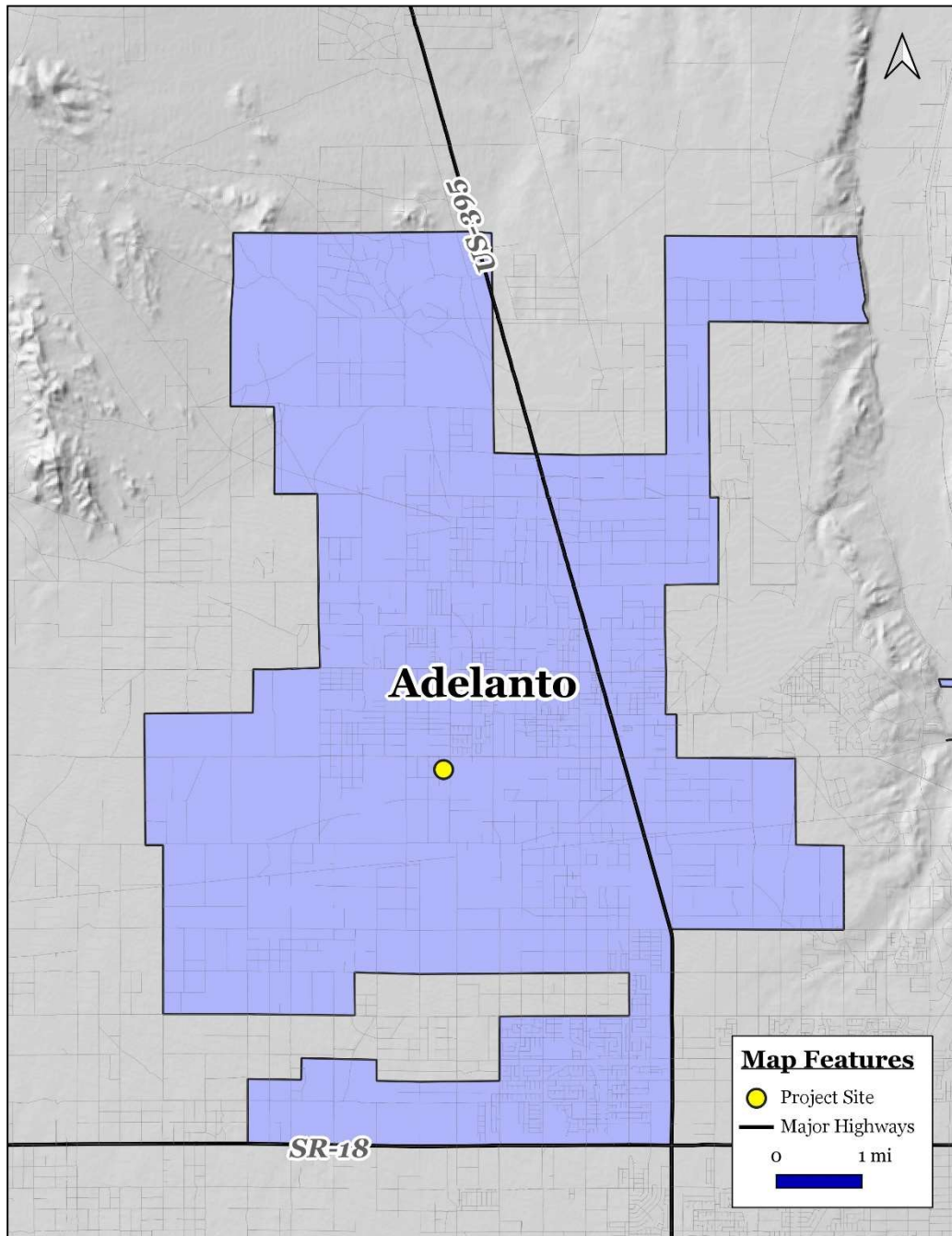


FIGURE 1. CITYWIDE MAP

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FIGURE 2. VICINITY MAP