

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

- PROJECT NAME:** Beaver and Cactus Cannabis Facility (CUP 24-04 and LDP 24-05)
- 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. Alan Brown, Danivan LLC. P.O. Box 4643, Foster City, CA 94404.
- CITY/COUNTY:** City of Adelanto, San Bernardino County
- LOCATION:** The proposed project site is located to the north of Cactus Road and to the east of Beaver Road, 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 Number (APN) is 3129-551-09.
- DESCRIPTION:** The proposed project site is located in the southern portion of the City of Adelanto. The project site is located east of the northeast corner of Cactus Road and Beaver Road. The project does not currently have an assigned address. The corresponding Assessor Parcel Number (APN) is 3129-551-09. The site's zoning is *Manufacturing/Industrial (MI)*. The total land area of the project is 4.71 acres or 205,161 square feet. The site is currently vacant and undeveloped. The proposed project consists of four, 20,000 square foot buildings connected by a 10-foot wide walkway for a total of 84,800 square feet. Each building would contain 5,000 square feet for manufacturing, 2,000 square feet for distribution, and 13,000 square feet for cultivation. The proposed project would consist of the following elements:
- Cultivation uses consisting of up to 52,000 square feet;
 - Manufacturing uses, consisting of up to 20,000 square feet (Non Volatile and Volatile); and,
 - Distribution uses, consisting of up to 8,000 square feet.

**ENVIRONMENTAL
INFORMATION:**

The project site consists of a vacant lot with moderate disturbance in the form of trails, walking paths, off-road vehicle use, and trash and refuse dumping. The relatively level site's elevation is 942 meters above mean sea level (AMSL) 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. There are 10 Joshua trees present in scattered density throughout the project site. The project site's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*. The site and the surrounding area are illustrated in Exhibit 4. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* A construction material manufacturing facility extends along the project site's north side. This area's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*.
- *East of the project site:* Vacant, undeveloped land is located along the east side of the project site. This area's General Plan and Zoning designation is

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Manufacturing/Industrial (MI).

- *South of the project site:* Cactus Road is located along the south side of the project site. Cactus Road is the southern border of the City of Adelanto and unincorporated San Bernardino is located south of Cactus Road. The land south of the aforementioned roadway is vacant and undeveloped. This area's General Plan and Zoning designation is *Rural Living*.
- *West of the project site:* Vacant, undeveloped land is located to the west of the project site. This area's General Plan and Zoning designation is *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.

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 January 31, 2025 and ends on March 3, 2025. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: Christian Espinoza, Planning Technician or via email at cespinoza@adelantoca.gov by 5:00 PM on March 3, 2025. 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

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Copies of the IS/MND can also be found online at <http://www.adelantoca.gov>. Please send your comments to the attention of Christian Espinoza, Planning Technician, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301. Your responses are requested by March 3, 2025.

Marc Blodgett

Marc Blodgett, Project Principal

Date: January 30, 2025

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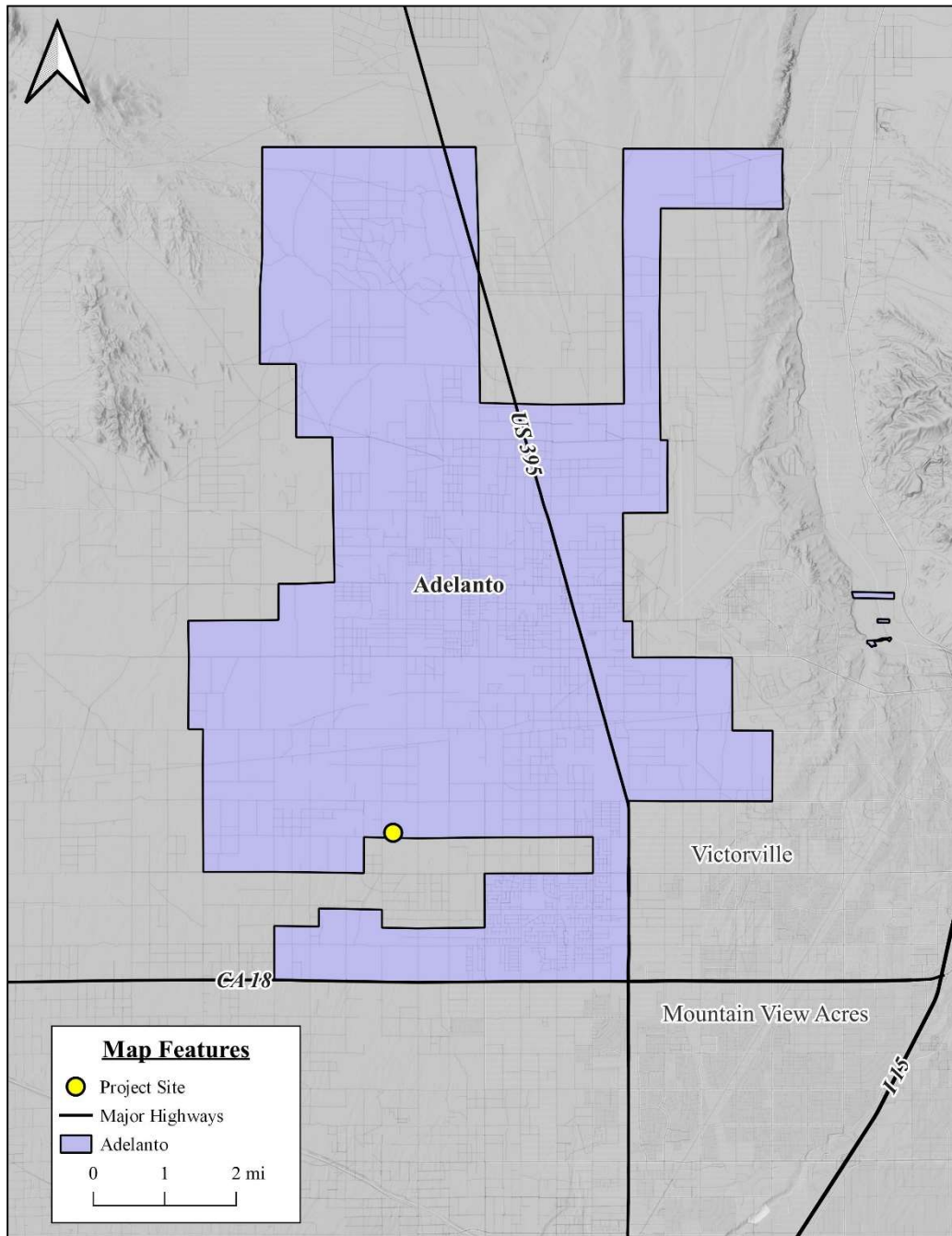


FIGURE 1. CITYWIDE MAP

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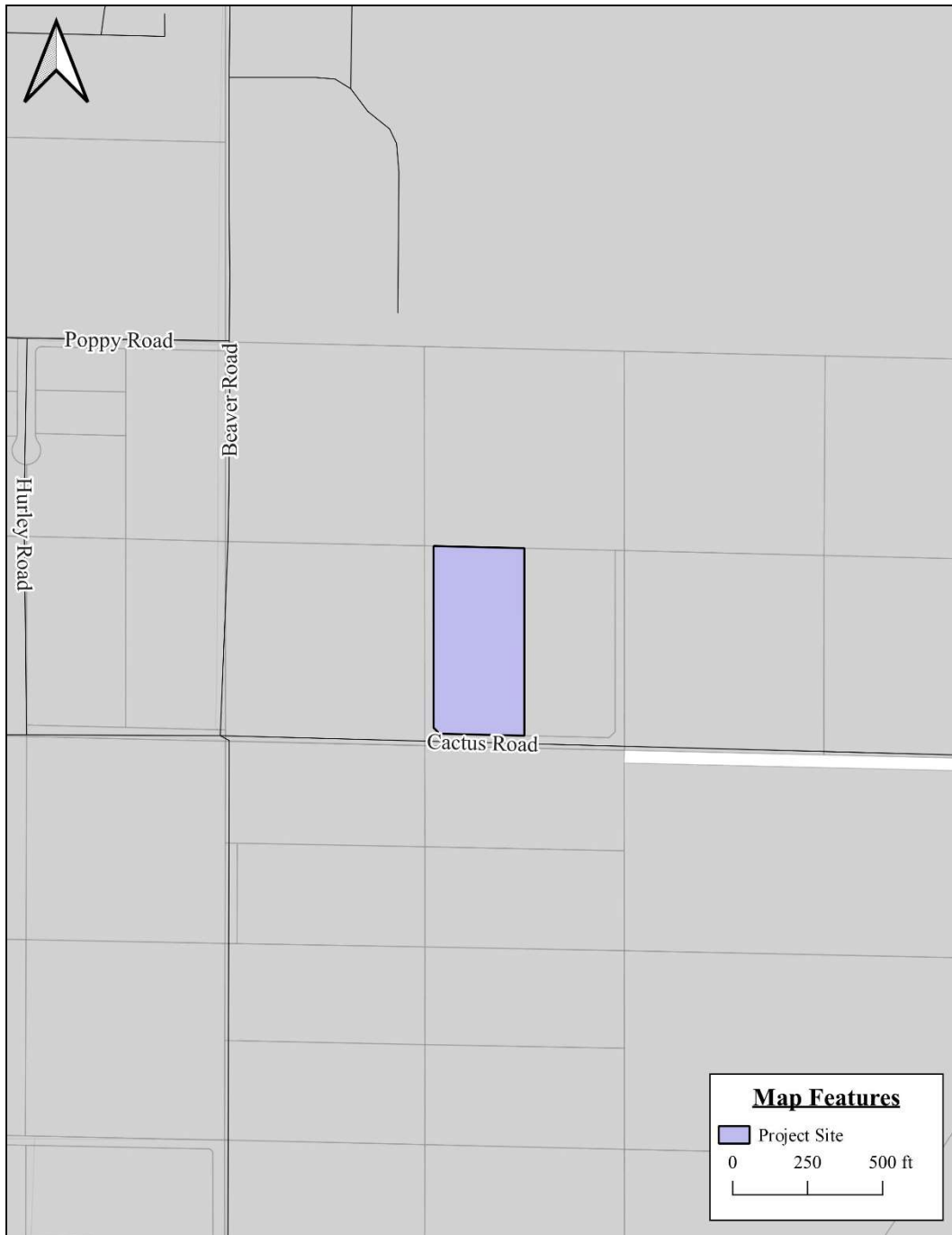


FIGURE 2. VICINITY MAP