

CITY OF ADELANTO MITIGATED NEGATIVE DECLARATION

Lead Agency: City of Adelanto
11600 Air Expressway
Adelanto, CA 92301

Contact: James Hirsch
(760) 246-2300, ext. 11142
JHirsch@ci.adelanto.ca.us

Project Title: Adelanto Project for Medical Cannabis Cultivation Development

SCH Number: To Be Assigned

Project Location: The proposed project is located in the City of Adelanto, San Bernardino County, at the southwest corner of the intersection of Auburn Avenue and Pearmain Street, just east of Highway 395. The geographic coordinates of the proposed project are 34.595524, -117.402419 and the proposed project is located within the Victorville, CA USGS Topo 7.5-minute topographic map, within Section 21, Township 6 South, Range 8 East.

Project Description: The City of Adelanto is located in the High Desert region of San Bernardino County just north of the San Gabriel Mountains. The developer proposes the development of a cannabis cultivation facility on an 8.34-acre site in the City of Adelanto. The project site is comprised of Assessor Parcel Number (APN) 0459-053-53-0-000. The Applicant proposes 8 buildings, 20,000 square feet (SF) each in size, designed to facilitate the cultivation and processing of medicinal marijuana. The City of Adelanto Code Section Chapter 17.80: Cannabis Special Use (d) states that, "Indoor Medical Cannabis Cultivation Conditionally Permitted. Indoor adult- use and medical cannabis cultivation is conditionally permitted in the City only as expressly specified in this Section." An evaluation of the proposed project indicates that it meets the criteria referenced in the code, and therefore, the application for the cannabis cultivation facility requires the approval of a Conditional Use Permit (CUP) in the Airport Development District, the zone within which the project is located.

Finding: The City of Adelanto's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). The City has prepared an Initial Study and Mitigated Negative Declaration to evaluate the project impacts and has concluded the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

Initial Study: Since the State has issued an Executive Order during the threat of COVID-19 and the City facilities are closed to the public; a copy of the Initial Study may be obtained by contacting Tom Dodson & Associates at (909) 882-3612 or on the City's website at <https://www.ci.adelanto.ca.us/377/CEQA-Process-Policy>. The 30-day public review period for the Initial Study begins May 14, 2020 and ends on June 12, 2020. Any interested person or agency may comment on this matter by submitting their written comments before June 12, 2020.

Mitigated Negative Declaration, page 2

Initial Study (cont.): Comments should be sent to James Hirsch, City of Adelanto, 11600 Air Expressway, Adelanto, CA 92301. For additional information, Mr. Hirsch may be contacted at (760) 246-2300, ext. 11142 or at JHirsch@ci.adelanto.ca.us.

Mitigation Measures: All mitigation measures identified in the Initial Study are summarized on pages 66-70 and are proposed for adoption as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program if the Mitigated Negative Declaration is adopted.

DRAFT
Signature _____ *Title* _____ *Date* _____

DRAFT