

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



- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration – Morris Mu & Partners Auburn Avenue – Conditional Use Permit (CUP) 21-04, Land Development Plan (LDP) 21-03, and Tentative Parcel Map 20437.
- LEAD AGENCY:** City of Adelanto  
Community Development Department, Planning Division  
11600 Air Expressway  
Adelanto, California 92301
- PROJECT NAME:** Morris Mu & Partners Auburn Avenue.
- APPLICANT:** Michael Pontious, AIA Pontious Architecture, 17995 Hwy. S. 18, Suite 4 Apple Valley, California 92307
- CITY/COUNTY:** City of Adelanto, San Bernardino County.
- LOCATION:** The proposed project site is located in the east-central portion of the City of Adelanto. The corresponding Assessor Parcel Number (APN) is 0459-053-70, 0459-053-71, 0459-053-72, 0459-053-74. The proposed project site is located south of Auburn Avenue, east of Montezuma Street, west of Jonathan Street, and north of Vintage Road.
- DESCRIPTION:** The proposed project would involve the construction of twelve, 30,625 square foot buildings referred to as Building A through L. Each building would include a main floor consisting of 24,375 square feet and a mezzanine level consisting of 6,250 square feet. Each building would also be provided with 22 parking spaces. The total floor area of the twelve buildings would be 367,500 square feet and the project would be constructed in four phases within the 15-acre site. The new buildings would be used for adult and medical cannabis cultivation, manufacturing, and distribution. Access to the proposed project site would be provided by three new driveway connections with Jonathan Street, a new driveway connection with Auburn Avenue, and a new driveway connection with Montezuma Street. The project site is zoned as Airport Development District (ADD).
- FINDINGS:** The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any significant adverse unmitigable 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 a rare or endangered plant or animal 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 substantial adverse effects on human beings, either directly or indirectly.

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**REVIEW:** Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following location:

City of Adelanto Community Development Department, Planning Division  
11600 Air Expressway  
Adelanto, California 92301

Copies of the IS/MND can also be found online at [https://www.ci.adelanto.ca.us/201/Planning-Division/CEQA\\_Process\\_Policy](https://www.ci.adelanto.ca.us/201/Planning-Division/CEQA_Process_Policy). Please send your comments to the attention of Ms. Mary Blais, Planning Consultant at City of Adelanto, Community Development Department, Planning Division, 11600 Air Expressway Adelanto, California 92301. Ms. Blais' contact number with the City is (760) 246-2300. Your responses are requested by November 30, 2021. The Planning Commission hearing is tentatively scheduled for December 1, 2021.

A handwritten signature in black ink, appearing to read "Mary Blais".

10/25/21

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Mary Blais, Planning Consultant

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Date: October 25, 2021