

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** LDP 23-01 Rancho 38, South of the Rancho Road and Emerald Road Intersection, Industrial Warehouse proposed by Development Services – Planning Division.

**NOTICE OF INTENT:** The City of Adelanto has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project. The proposed MND is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The proposed MND determines that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The City’s decision to prepare an MND should not be construed as a recommendation of either approval or denial of this Project.

**LOCATION:** The proposed project site is located at the southeast corner of the Rancho Road and Aguadera Road intersection in Adelanto, California, and is identified as Assessor Parcel Number (APN) 3128-291-02. (See Figure 3.2, *Local Area Map* attached).

**PROJECT DESCRIPTION:** The Applicant is proposing to develop a 689,824-square-foot warehouse/distribution facility (with an option to use a portion of the building for cold storage) and including 36,000 square-foot office space/mezzanine. 305 automobile parking spaces, and 343 trailer stalls are provided. Outdoor storage of shipping containers is also allowed. The Project site encompasses approximately 39.24-acre acres. As used in this report, “special-status” refers to plant and wildlife species that are federally and State listed, proposed, or candidates; plant species that have been designated with a California Native Plant Society Rare Plant Rank; wildlife species that are designated by the CDFW as fully protected, species of special concern, or watch list species; and specially protected natural vegetation communities as designated by the CDFW. Rancho 38 Project Site Biological Resources Assessment (square-foot) warehouse building.

**PUBLIC REVIEW INFORMATION:**

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| **MND PUBLIC REVIEW PERIOD** | March 9, 2023 to April 8, 2023 |
| **PLANNING COMMISSION PUBLIC HEARING** | The Planning Commission will hold a public hearing to consider and take action on (1) the proposed MND and (2) applications for the Project at a future date to be determined. A separate public notice for the hearing(s) will be published. |
| **LOCATION OF DOCUMENTS FOR PUBLIC REVIEW** | City of Adelanto Community Development Department, Planning Division11600 Air ExpresswayAdelanto, California 92301Copies of the IS/MND can also be found online at: https://[www.ci.adelanto.ca.us/201/Planning-Division.](http://www.ci.adelanto.ca.us/201/Planning-Division) |
| **PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:** | None |
| **SUBMIT COMMENTS TO:** | City of Adelanto Community Development Department, Planning Division, 11600 Air Expressway, Adelanto, California 92301. Attention: James Hirsch, Planning Consultant or via email at: jhirsch@ci.adelanto.ca.us by 5:30 PM on April 10th, 2023. |

