

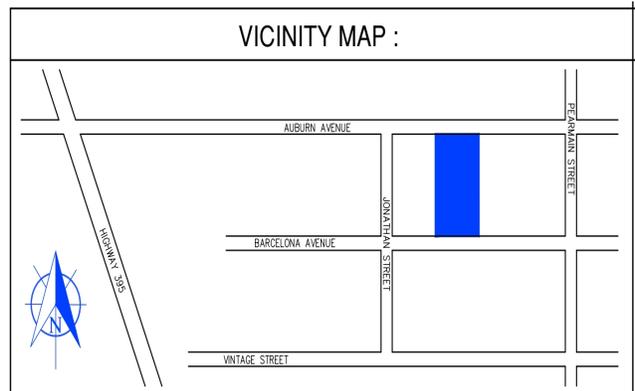
CITY OF ADELANTO NOTICE OF PUBLIC HEARING

In accordance with the Governor's Executive Order N-25-20, Planning Commission Members may use teleconferencing to participate in meetings.

NOTICE IS HEREBY GIVEN that a public hearing for the following project will be held in the City Council Chambers at, **11600 Air Expressway, Adelanto, California 92301, on Wednesday, July 6, 2022 at 7:00 p.m.** Planning Commission members, essential staff and public are allowed to be physically present, and will be seated the recommended distance from each other. Public participation is in person, via call-in or via written correspondence.

Conditional Use Permit (CUP) 21-11 & Location & Development Plan (LDP) 21-08

– Proposal to establish commercial adult and medical use cannabis cultivation, distribution and non-volatile manufacturing uses and to construct cannabis facilities in two phases: Phase 1 to consist of a 47,808-sf single story greenhouse, with related office, extraction and distribution space and Phase 2 to consist of a 36,000-sf single story greenhouse and related office, extraction and distribution space located in the Airport Development District (ADD) zone on 4.49-acre site in the City of Adelanto, California (APN: 0459-053-52) as shown on the Vicinity Map herein.



The project is located in the Airport Development District (ADD) zone on 4.49-acre site in the City of Adelanto, California (APN: 0459-053-52) as shown on the Vicinity Map herein.

The City of Adelanto, in its capacity as Lead Agency for the proposed project, prepared an Initial Study (IS) in accordance with the City's guidelines, which implements the California Environmental Quality Act (CEQA). The IS was undertaken for the purpose of determining whether the project may have a significant effect on the environment. On the basis of the IS, staff concluded that the project's potential significant impacts could be avoided or mitigated to a point where there are clearly no significant effects on the environment through mitigation measures, revisions to the site design, conditions of approval and the application of the City's zoning ordinance standards and criteria and that there is no substantial evidence in light of the whole record that the project, as revised may have a significant effect on the environment. As such, a Mitigated Negative Declaration (MND) was prepared with a Mitigation Monitoring and Reporting Program (MMRP) that will be implemented for the proposed project.

Pursuant to §15703 (a) of CEQA, the IS/ MND was circulated for a 30-day period between May 12, 2022, through June 12, 2022 to Responsible Agencies, and interested parties for review and comment and no new effects were identified during the 30-day public comment period. During the draft IS/MND review period, the Draft IS/MND was

available for public review at the Development Services public counter and posted on the City's website. All potential effects of the proposed project have been reduced to less than significant levels with the implementation of mitigation measures. Therefore, a final Mitigated Negative Declaration has been prepared. As of the date of this report, no comments on the IS/MND have been received. A separate public hearing notice was published and sent to property owners within 300 feet of the project site for the Planning Commission meeting. As of the writing of this report, no written comments have been received by staff.

On March 12, 2020, Governor Newsom issued Executive Order N-25-20, relating to the convening of public meetings in light of the COVID-19 pandemic. At this time, Adelanto is continuing to hold Planning Commission meetings in order to conduct essential business. However, as suggested by the Center for Disease Control, we are requiring the public to use one of the following alternatives for participating:

- **Join in person City Council Chambers social distancing required.**
- **Join from a PC, Mac, iPad, iPhone or Android device:**

Please click this URL to join.

<https://zoom.us/j/92326837040?pwd=SVNMRm1TT25qTnBRT3E5NE02RkRmUT09>

Passcode: 7601

Description: City of Adelanto City Planning Commission Meeting

- **To Participate phone:**

Please call 1 669 900 6833 along with webinar ID 923 2683 7040 passcode 7601. Should you wish to speak on the item push *9, you will be placed in the que.

****Please Note – This process will be a learning curve for all, please be patient.***

- **Submit written comments:**

We encourage submittal of written comments supporting, opposing, or otherwise commenting on an agenda item, for distribution to the City Council prior to the meeting. Send emails to NAllen@ci.adelanto.ca.us; written correspondence may be sent to Nyeka Allen, 11600 Air Expressway Adelanto CA 92301.

The proposed project application plans and environmental documents may be reviewed by appointment during regular business hours at the Adelanto City Hall, as City Hall is closed to the public except by appointment. The Planning Division, located at 11600 Air Expressway, Adelanto, California 92301. Further information or to make an appointment to review information concerning this matter, please contact the Planning Division at (760) 246-2300 Ext.11142.