

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

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration

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

PROJECT NAME: 11175 Alden Road, MCUP 20-06 & MLDP 21-04 and MLDP 22-13

PROJECT APPLICANT: George N. Ibrahim
1233 N. Tustin Street.
Orange, California 92301

**CITY/
COUNTY:** City of Adelanto, San Bernardino County

LOCATION: The proposed project site is located to the south of Alden Road in Adelanto, California 92301. There site's current address is 11175 Alden Road with corresponding Assessor Parcel Number (APN) of 0460-171-18

PROJECT DESCRIPTION: The City of Adelanto is reviewing an application to develop a 5-acre site for proposed cannabis cultivation, manufacturing, and distribution use. There are currently five existing buildings and the larger site has largely been disturbed. The first building, Building 1, is 4,192 square feet. The existing Building 2 is 1,000 square feet, the third existing building, Building 3 is 1,121 square feet and is used as a caretaker's quarters. A fourth existing building is 3,000 square feet and the fifth building is used as a labor residency. A proposed storage space of 4,500 square feet will be built in the southeastern portion of the project site. Joshua Trees have been found on the site. The Assessor's Parcel Number (APN) is 0460-171-18 and the address is 11175 Alden Road, Adelanto, California 92301. The site is zoned as Airport Development District (ADD). 7 parking spaces will be provided along the western side of Building 1. A 26-foot-wide driveway connecting to Alden Road will allow access to the project site.

ENVIRONMENTAL INFORMATION: The proposed project site is located on a site that is currently vacant though it has been disturbed by off-road activity and illegal dumping. As indicated previously, the proposed project site is located on a 2.44-acre parcel that is currently occupied and disturbed. The site contains a disturbed creosote bush community that supports vegetation such as Nevada joint fir, silver cholla, Joshua tree, rubber rabbitbrush, California buckwheat, and paper bag plant. The site and the surrounding area are provided in Exhibit 2-4. The property currently has a General Plan and Zoning land use designation of Airport Development District (ADD).

FINDINGS: The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *would 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 *would not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *would not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

**PUBLIC REVIEW
AND COMMENT:**

The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins August 11, 2022 and ends on September 14, 2022. Written comments must be received at the City of Adelanto Community Development Department, Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: Nykea Allen, Contract Planner or via email at nallen@ci.adelanto.ca.us by 5:30 PM on September 14, 2022. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

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>.

Ms. Allen contact number with the City is (760) 246-2300 extension 11189.



Nykea Allen

Date: August 11, 2022

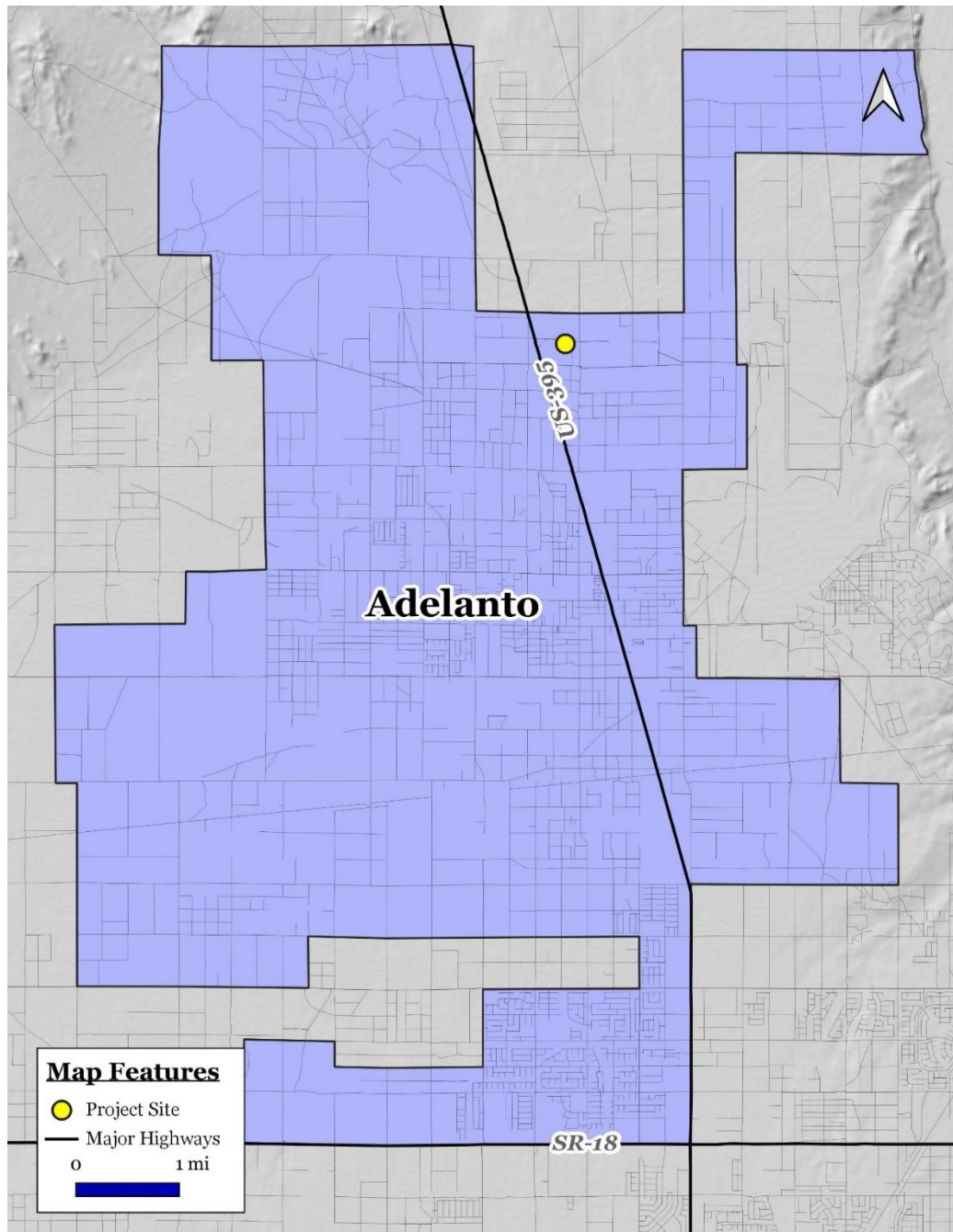


Figure 1: Citywide Map

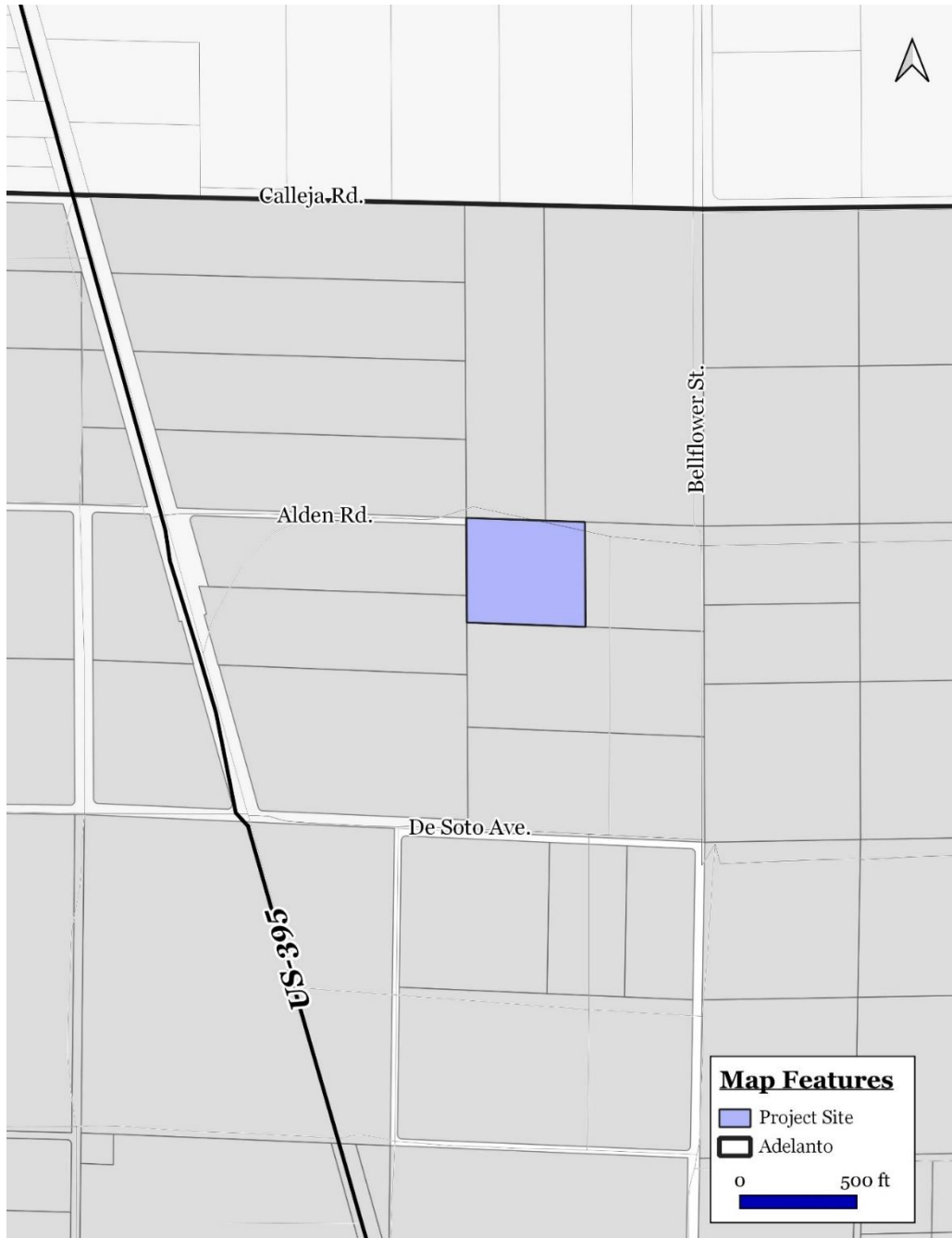


Figure 2: Project Site Location