

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

- PROJECT NAME:** Rancho and Otter Cannabis Facility (CUP 24-09 & LDP 24-12)
- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)
- LEAD AGENCY:** City of Adelanto
Community Development Department, Planning Division
11600 Air Expressway
Adelanto, California 92301
- APPLICANT:** Mr. Joey Zhou and Mr. Nick Wang, Porta Terra LLC., 101 Follyhatch, Irvine, CA 92618
- CITY/COUNTY:** City of Adelanto, San Bernardino County
- LOCATION:** The proposed project site is located on the southwest corner of Rancho Road and the future Otter Avenue, in the south-central portion of the City of Adelanto. There is no current address that has been assigned to this project site. The corresponding Assessor Parcel Number (APN) is 3129-261-05.
- DESCRIPTION:** The site's zoning is *Manufacturing/Industrial (MI)*. The total land area of the project is 10.491 gross acres or 446,800 square feet and 10.004 net acres or 435,800 square feet. The site is currently vacant and partially disturbed. The proposed project consists of a subdivision of one lot into two and four buildings ranging between 44,100 and 45,000 square feet for a total of 178,200 square feet. Each building would contain 42,000 square feet for cultivation and 3,000 square feet of office space for Buildings 1 and 4 and 2,100 square feet of office space for Buildings 2 and 3.

**ENVIRONMENTAL
INFORMATION:**

The project site consists of a vacant lot with heavy disturbance in the form of trails, walking paths, off-road vehicle use, and grading in the northern portion of the site. The relatively level site's elevation is 942 meters above mean sea level (AMSL). Common native plants onsite and in the area include creosote brush, common fiddleneck, prickly Russian thistle, common stork's bill, western Joshua trees, and various grasses. There are 31 Joshua trees present throughout the project site and 14 present within a 50-foot buffer of the project site. The project site's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*. The site and the surrounding area are illustrated in Exhibit 4. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Rancho Road extends across the north side of the project site. Vacant land is located north of the aforementioned road. This area's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*.
- *East of the project site:* Vacant, undeveloped land is located along the east side of the project site. A drainage channel runs in a north-south orientation in the center of the area. This area's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*.
- *South of the project site:* Powerline Road is located along the south side of the project site. The land south of the aforementioned roadway is developed with overhead electric power transmission towers. This area's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*.
- *West of the project site:* Vacant, undeveloped land is located to the west of the project site. This area's General Plan and Zoning designation is *Manufacturing/Industrial (MI)*.

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FINDINGS: The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant 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 an endangered, rare or threatened species 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 substantially adverse effects on human beings, either directly or indirectly.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

REVIEW: The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins January 13, 2024 and ends on February 12, 2025. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: Christian Espinoza, Planning Technician or via email at cespinoza@adelantoca.gov by 5:00 PM on February 12, 2025. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Adelanto, Planning Division
11600 Air Expressway
Adelanto, California 92301

Copies of the IS/MND can also be found online at <http://www.adelantoca.gov>. Please send your comments to the attention of Christian Espinoza, Planning Technician, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301. Your responses are requested by February 12, 2025.

Marc Blodgett

Marc Blodgett, Project Principal

Date: January 10, 2025

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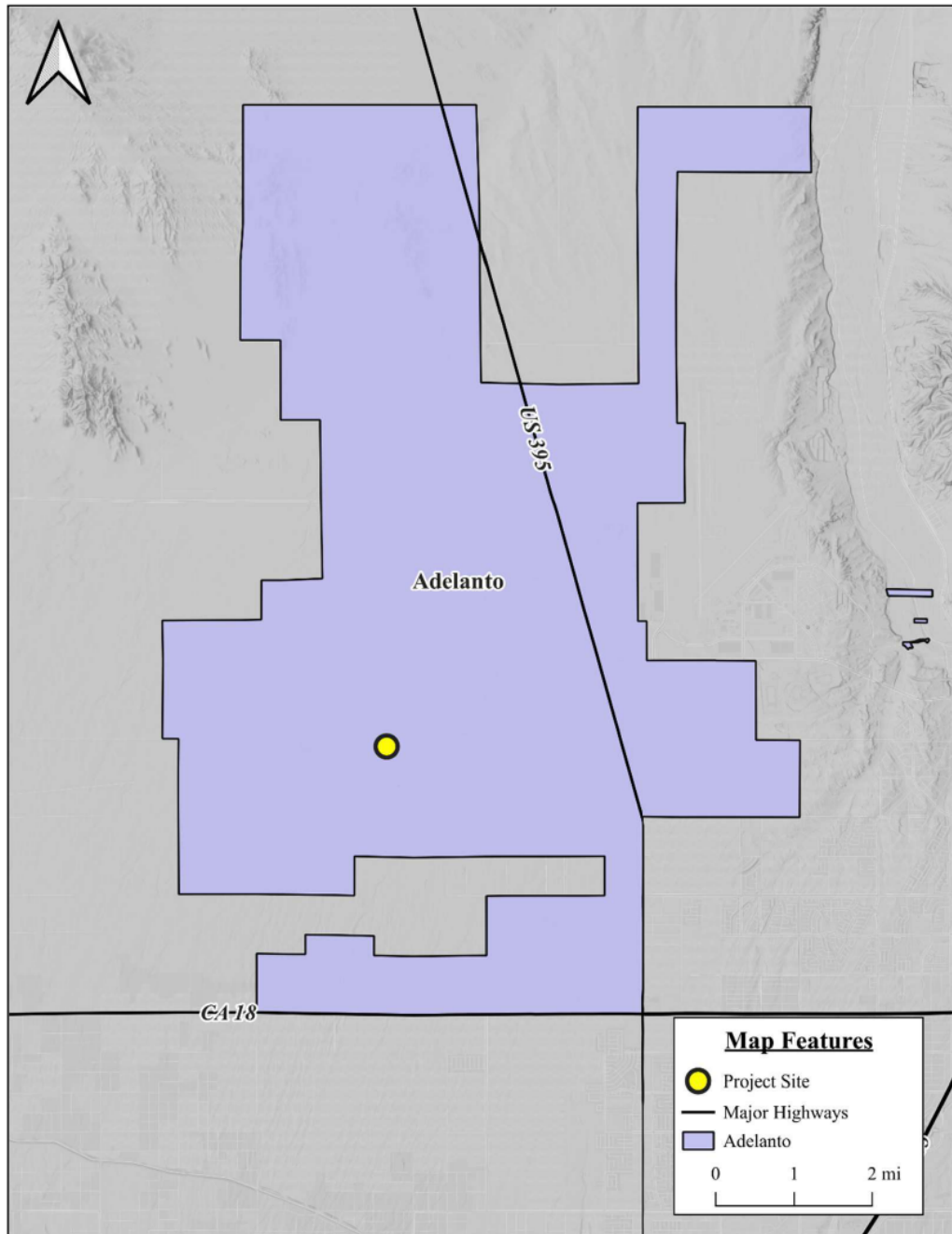


FIGURE 1. CITYWIDE MAP

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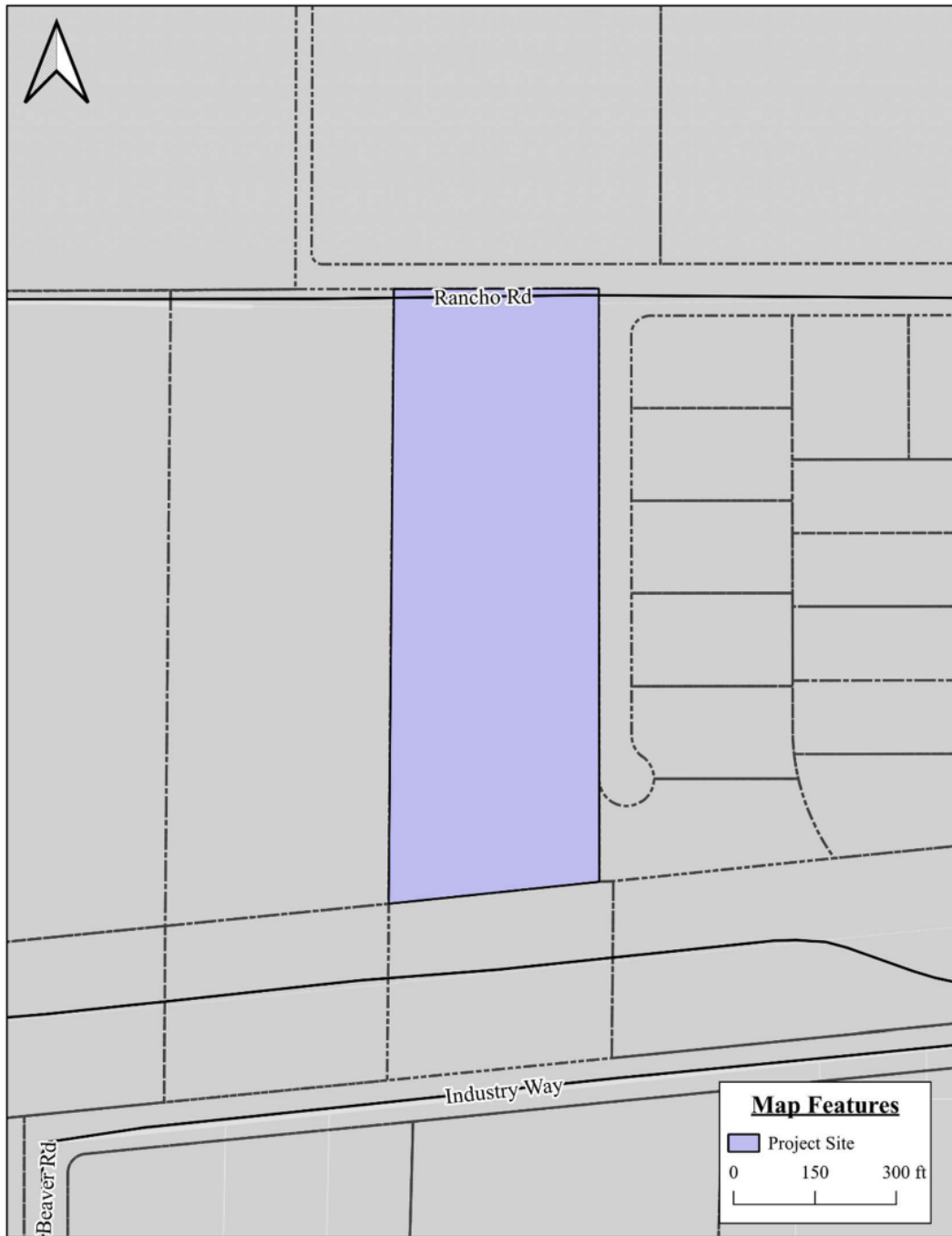


FIGURE 2. VICINITY MAP