

CITY OF ADELANTO

NOTICE OF PUBLIC HEARING

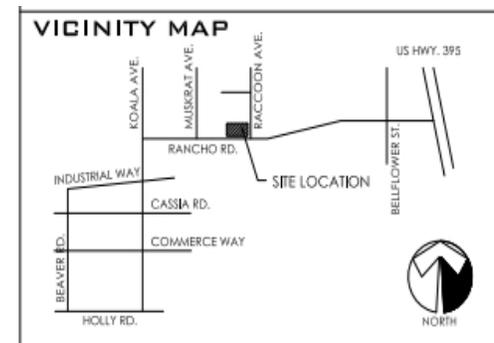
In accordance with the Governor's Executive Order N-25-20, Planning Commission Members may use teleconferencing to participate in meetings.

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 October 21, 2020 at 7:00 p.m. to allow for social distancing and are closed to public attendance.** Only Planning Commission members and essential staff are allowed to be physically present, and will be seated the recommended distance from each other. Public participation is solely via call-in or via written correspondence. **TO PARTICIPATE, please call, email, or send mail to the contact info provided below.**

PROJECT: CONDITIONAL USE PERMIT (CUP) #16-03 MODIFICATION #3, Location Development Plan #20-09 (HD Biotech Cannabis Cultivation & Distribution Warehouse) - A request to modified the existing approved CUP #16-03 to establish adult and medical cannabis cultivation & distribution uses and to construct a new 26,775 square foot (SF) industrial building along the northern portion of a 4.69-acre parcel to house the cannabis uses, on a site that already contains a 36,750SF building and related improvements, which is utilized for cannabis cultivation and distribution located at 10042 Rancho Road, in the Manufacturing/Industrial (MI) zone.

Project Location: 10042 Rancho Road,
Adelanto, California, 92301
(APN: 045-968-103), as
shown on Vicinity Map

Project Applicant: Mr. Michael Pontious, AIA
Pontious Architecture



Environmental Determination: An Initial Study (IS) was prepared for the project in accordance with the City's guidelines, which implement 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. As such, a Mitigated Negative Declaration (MND) was prepared with a Mitigation Monitoring and

Reporting Program that will be implemented for the proposed project. A Notice of Intent to Adopt (NOIA) and Notice of Completion was filed and published and pursuant to §15703 (a) of CEQA, the IS/ MND, was circulated for a 30-day period between September 4, 2020, through October 5, 2020, to the State Clearinghouse, Responsible Agencies, and interested parties for review and comment. During the draft IS/MND review period, the Draft IS/MND was available for public review at the Development Services public counter. The Proposed Mitigated Negative Declaration and all documents referenced therein are available for review in the Planning Department office, 11600 Air Expressway Adelanto, CA 92301 and on the Planning Division website: <https://www.ci.adelanto.ca.us/377/CEQA-Process-Policy>

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 temporarily requiring the public to use one of the following alternatives for participating:

- All of our meetings are streamed live at https://adelanto.granicus.com/ViewPublisher.php?view_id=1 and are also available for playback after the meeting.
- **To Participate and Call in for public comments:**

Please call 1-415-655-0001 US Toll along with Access code 146 581 6297. Should you wish to speak on the item push 3*, 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.

