

**CITY OF ADELANTO  
COMMUNITY DEVELOPMENT DEPARTMENT  
NOTICE OF EXEMPTION**

**TO:** Clerk of the Board of Supervisors  
County of San Bernardino  
385 North Arrowhead Avenue, 2<sup>nd</sup> Floor  
San Bernardino, CA 92415

**FROM:** City of Adelanto  
Planning Division  
11600 Air Expressway/P.O. Box 10  
Adelanto, CA 92301

**SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

**Project Title:** Location and Development Plan (LDP) No. 25-01 and Conditional Use Permit (CUP) 25-01 (Emerald Road 20 Industrial Project)

**Description of Project:** The Project proposes the development of a 30,200 SF truck/trailer parking and maintenance facility with a 1,000 SF office on 20.61 acres within the Light Manufacturing (LM) zoning district.

**Project Location:** Northwest corner of Emerald Road and Cassia Road. County of San Bernardino Assessor's Parcel Nos. 3128-301-06,11,12.

**Project Proponent:** IPG Emerald Holdings LLC  
Craig Wilde, Development Manager  
991-C Lomas Santa Fe Drive, Ste 469  
Solana Beach, CA 9207

This is to advise that the City of Adelanto Planning Commission, on April 16, 2025, adopted Resolution No. P-25-11 approving LDP 25-01 and CUP 25-01 and found the project to be exempt from the CEQA under the following criteria: Exempt Status:

- ☐ Ministerial (Section 21080 (b) (1); Section 15268);
- ☐ Declared Emergency (Section 21080 (b) (3);
- ☐ Section 15269(a)); Emergency Project (Section 21080 (b) (4);
- ☐ Section 15269(b) (c)); Statutory Exemption (Section Number);
- ☐ Categorical Exemption: Class 01 (Section Number 15301);
- ☐ The activity is not subject to CEQA (Section Number)
- ☒ Other: Article 12. Special Situations (Section 15183- Projects Consistent With a Community Plan or Zoning).

**Reasons why the project is exempt:**

The City determined that the Project qualified for a Section 15183 Exemption based on consistency with the previously approved General Plan EIR (SCH #2014031034).

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that:

- (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as

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**DATE FILED & POSTED**

Posted On: 04-22-25

Removed On: 05-28-25

Receipt No: 36-04222025-264

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significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

- (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

A comprehensive environmental evaluation was completed for the Project per Section 15183. This evaluation concluded that the Project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the Adelanto North 2035 Comprehensive Sustainable Plan Final Environmental Impact Report (SCH #2014031034), March 2014 (General Plan EIR). Further, the General Plan EIR adequately anticipated and described the impacts of the Project, identified applicable mitigation measures necessary to reduce Project-specific impacts, and the Project implements these mitigation measures.

**Contact Person/Title:** James Hirsch, Project Planner Phone Number: 760-246-2300 Ext. 11189

Signature: \_\_\_\_\_



Date: April 22, 2025

**Received for Filing:** (To be completed by the County)

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