

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

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**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:** Lobana Warehouse & Parking Lot Development

**PROJECT APPLICANT:** Paul Lobana  
885 Patriot Dive, # G  
Moorpark, California 93021

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

**LOCATION:** The project site's address is 17450 Adelanto Road. The assessor's parcel number (APN) is 0459-342-02. The project site is located within the Adelanto, California 7 1/2 Minute USGS Quadrangle, 1956, (Township 6 North, Range 5 West, Section 33). The site's latitude and longitude include 34°56'38.42"N; -117°40'11.41"W

**PROJECT DESCRIPTION:** The Initial Study analyzes the environmental impacts associated with the development of a disturbed property that consists of 1.7-acres. The zoning designation applicable to the site is *Business Park (BP)*. The proposed project would involve the construction of a new, metal building consisting of approximately 7,800 square feet of floor area. The new building's dimensions would be 130 feet by 60-feet. The maximum height of the new building would be 30-feet. The site would be secured by a 6-foot-high chain-link fence. Three loading doors would be located on the west facing and east elevations, respectively. The parking lot would consist of both an asphalt paved portion and a pervious, gravel portion. A total of 22 parking spaces would be provided. Landscaping, consisting of drought-tolerant xeriscaping, would total approximately 22,952 square feet. Access to the site would be provided by a single, 50-foot-wide driveway connection with the west side of Adelanto Road.

**ENVIRONMENTAL INFORMATION:** The proposed project site is a disturbed desert scrub community showing signs of past human disturbances. The site consists of a desert scrub community typical of the area with creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), white-bursage (*Ambrosia dumosa*), flatspine bur ragweed (*Ambrosia acanthicarpa*), Joshua tree (*Yucca brevifolia*), California juniper (*Juniperus californica*), kelch grass (*Schismus barbatus*), and cheatgrass (*Bromus tectorum*) observed on the site. The project site is surrounded by commercial properties which include Gypsum Resource Materials. Land uses and development in the vicinity are outlined below:

- *North of the project site.* Yucca Road extends along the project site's north side. The project site is located to the north of the existing rock crushing plant operated by Gypsum Resources Materials also located at 17450 Adelanto Road. This area is zoned as Business Park (BP).
- *East of the project site:* Adelanto Road extends along the project site's

east side. Further east is a large truck yard operated by YRC Freight (17401 Adelanto Road). This area is zoned as Business Park (BP).

- *South of the project site:* The area located to the south of the project site is occupied by an existing rock crushing plant operated by Gypsum Resources Materials, also located at 17450 Adelanto Road. This area is zoned as Business Park (BP).
- *West of the project site:* The project site is located to the east of the existing rock crushing plant operated by Gypsum Resources Materials (also located at 17450 Adelanto Road). This site is zoned as Business Park (BP).

**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 *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.

**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 16, 2022 and ends on September 15, 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: Louis Morales, Contract Planner or via email at [lmorales@ci.adelanto.ca.us](mailto:lmorales@ci.adelanto.ca.us) by 5:30 PM on September 15, 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>.

Mr. Morales contact number with the City is (760) 246-2300 extension 11128.

Date: August 16, 2022

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Louis Morales, Contract Planner

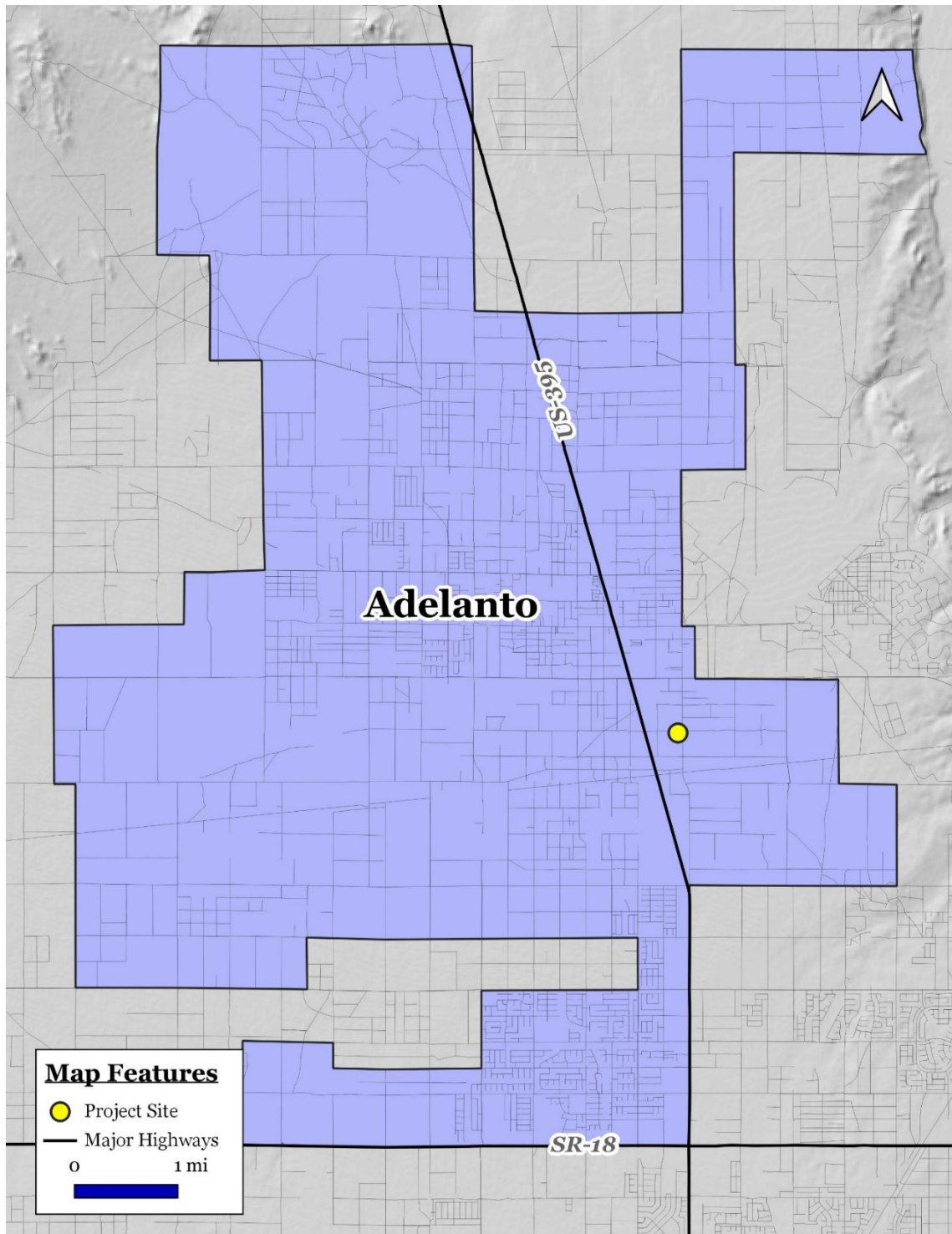


Figure 1: Citywide Map

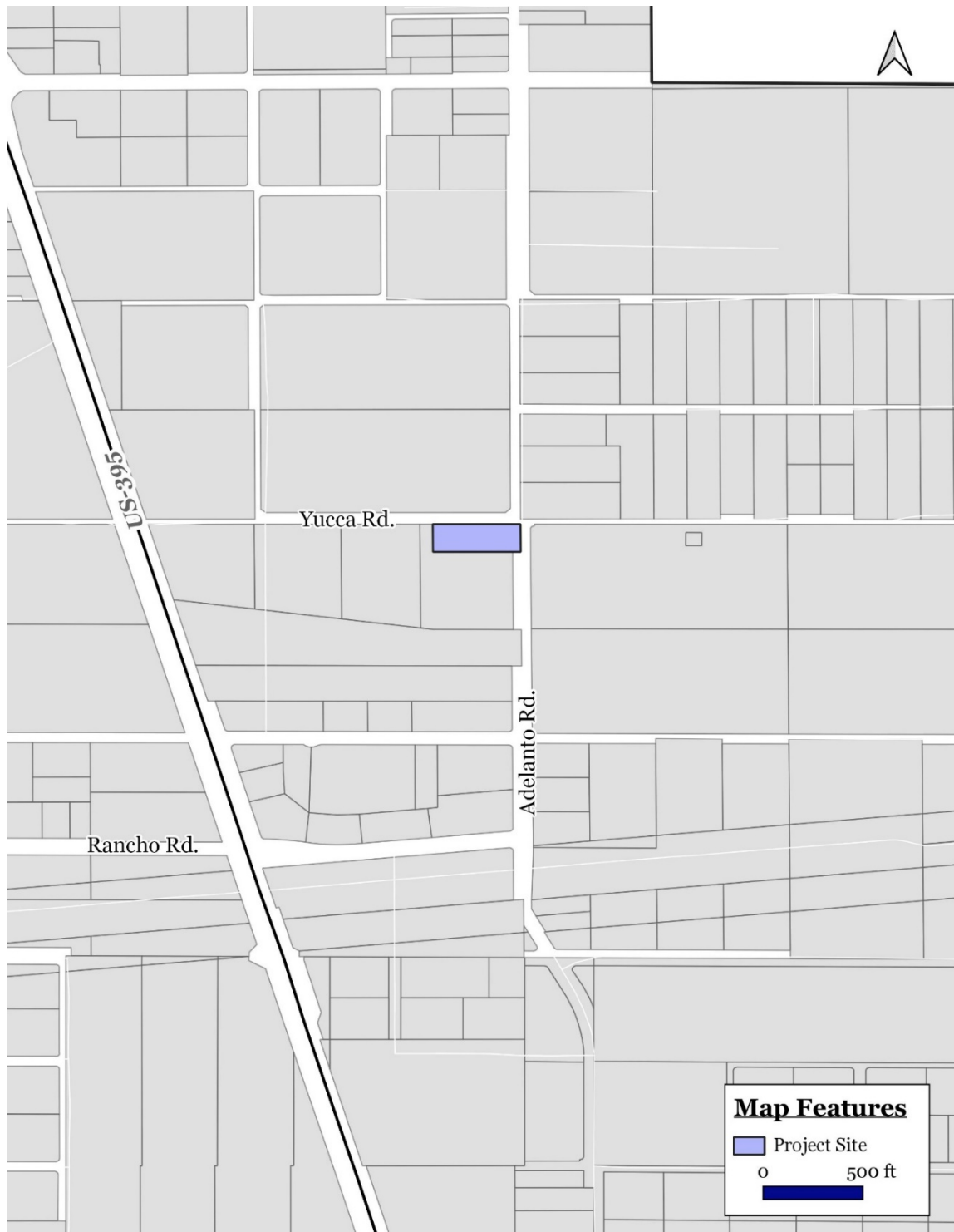


Figure 2: Project Site Location