

**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: Highway 395 and Seneca Road Quick N Clean Car Wash

PROJECT APPLICANT: 3K1 Consulting Services, LLC
11811 N. Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028

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

LOCATION: The proposed project site is located on U.S. Highway 395 (US-395) and Seneca Road in the southeastern portion of the City of Adelanto, in western San Bernardino County, California, along the City's southeastern border, which is adjacent to the City of Victorville. The corresponding Assessor Parcel Number (APN) is 310-351-105.

PROJECT DESCRIPTION: 3K1 Consulting Services, LLC proposes to develop a 4,552-square-foot Quick N Clean Car Wash and appurtenant facilities on the approximately 1.60-acre site. The proposed project would provide 37 vacuum structures within 37 standard parking stalls and a 138-foot drive-through vehicle wash tunnel; three drive-through pay stations; and paved driveways. The vehicle wash tunnel would be 4,552 square feet and would use a water recycling system to reduce water usage. Paved surfaces would total approximately 39,715 square feet and building setbacks and side yards would be provided around the perimeter of the site, including a 25-foot parking setback adjacent to US-395. The drive-through vehicle wash tunnel would be located on the eastern end of the site. The project site is designated Commercial in the General Plan and is zoned Commercial.

ENVIRONMENTAL INFORMATION: An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential impacts of the proposed project in accordance with the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15072, the project site is not on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

FINDINGS: The City of Adelanto's decision to implement the proposed project is a discretionary decision or "project" that requires evaluation under the CEQA. The City has prepared an Initial Study/Mitigated Negative Declaration to evaluate the project impacts and has concluded the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

PUBLIC REVIEW AND COMMENT: The City of Adelanto invites you to comment on the Initial Study/Mitigated Negative Declaration. The public review period begins February 1, 2023 and

ends on March 3, 2023. Written comments must be received at the City of Adelanto Community Development Department, Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: James Hirsch, Planning Consultant or via email at jhirsch@ci.adelanto.ca.us by 5:30 PM on March 3, 2023. Copies of the Initial Study/Mitigated Negative Declaration are available for public review at the following locations:

City of Adelanto Community Development Department, Planning Division
11600 Air Expressway
Adelanto, California 92301
MON -THURS 7 A.M. TO 6 P.M.

Online at: <https://www.ci.adelanto.ca.us/377/CEQA-Process-Policy>.



James Hirsch, Planning Consultant