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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: N/A

Project Title: Highway 395 and Seneca Road Quick N Clean Car Wash

Lead Agency: City of Adelanto

Contact Name: Jim Hirsch, Acting Development Services Director

Email: nallen@ci.adelanto.ca.us Phone Number: 760-246-2300

Project Location: Adelanto (*City*) San Bernardino County (*County*)

Project Description (Proposed actions, location, and/or consequences).

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 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. Business operations at the site would consist of an automated car wash facility that would employ five to seven people. As part of the proposed project, the applicant proposes to construct two-way drive aisles within the larger 5-parcel site that totals approximately 8.3 acres .The two-way drive aisles would provide ingress and egress to the proposed project via three access points on the northern portion of the 1.60-acre project site. The project site is designated Commercial in the General Plan and is zoned Commercial.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

There would be no significant and unavoidable impacts. The following Mitigation Measures (MMs) would reduce impacts to less than significant levels: MM BIO-1a requires focused surveys to determine whether Beaver Dam breadroot is present. MM BIO-1b requires avoidance measures such as reconfiguration of the project design, fencing, signage, and a Worker Environmental Awareness Program (WEAP). MM BIO-1c requires minimization and mitigation measures such as habitat restoration if Beaver Dam breadroot cannot be avoided. MM BIO-1d requires a monitoring program to evaluate the effectiveness of minimization and mitigation measures. MM BIO-2a through MM BIO-2e require a habitat assessment and breeding season, nonbreeding season, and pre-construction surveys, consultation with CDFW to determine the need for on-site mitigation for burrowing owl, and, if necessary, implementation of a Burrowing Owl Mitigation Plan and a WEAP. MM BIO-3 requires pre-construction surveys for active nests and notification to CDFW and restriction of construction activities. MM BIO -4 would reduce mpact on jurisdictional waters through acquisition of regulatory permits from RWQCB and CDFW. MM CUL-1 ensures that potential impacts on archaeological resources are reduced if previously unknown resources are discovered. MM CUL-2 further specifies the procedures to follow in the event human remains are uncovered. MM GEO-1 requires prevention of soil erosion and topsoil loss. MM GEO-2 requires monitoring and soil sampling to evaluate the presence of paleontological resources. MM NOI-1 ensures construction noise would not result in a substantial temporary increase in ambient noise levels that would result in annoyance or sleep disturbance. MM TRANS-1 requires compliance with circulation recomendations. MM TRANS-2 requires stop controls.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no areas of controversy known to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

The City of Adelanto (Lead Agency)