

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

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**PROJECT NAME:** Highway 395 & Auburn Ave (CUP 22-19 & LDP 22-15)

**SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)

**LEAD AGENCY:** City of Adelanto  
Community Development Department, Planning Division  
11600 Air Expressway  
Adelanto, California 92301

**APPLICANT:** The Applicant is Mr. Gus Otaki, Lifetime Realty Investments Inc., 30233 Frontera Del Norte, Highland, California 92346.

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

**LOCATION:** The proposed project site is located to east of US 395, to the north of Barcelona Avenue, to the south of Auburn Avenue, and to the west of Montezuma Street in the City of Adelanto, California 92301. The project site's latitude and longitude is 34.593309, -117.415872. The corresponding Assessor Parcel Numbers (APN) are 0459-053-56, 0459-053-57, 0459-053-58, and 0459-053-08.

**DESCRIPTION:** The proposed project would total five individual parcels (referred to as Parcels A through E, subdivided from the current four parcels) totaling 11.81 acres. Parcel A would be a 5,866 square foot convenience store with a 956 square foot upper-level office with 45 parking spaces. A fueling canopy with eight double sided fuel dispensers and an alternative fuel with 2 double sided fuel dispensers, would be constructed to the north of the proposed convenience store. Parcel B would be a 3,400 square feet drive-thru restaurant with 39 parking spaces. Parcel C would be a 10,500 square foot multi-tenant retail building with 42 parking spaces, a 16,702 square foot supermarket with 80 parking spaces, and another 9,620 square foot multi-tenant retail building with 39 parking spaces. Parcel D would be a 5,577 square feet automated carwash with 6 parking spaces. Parcel E would be a 68,054 square foot three-story hotel (100 rooms) with 158 parking spaces. The maximum height of the hotel would be 40 feet. The site's Assessor Parcel Numbers include 0459-053-56, 0459-053-57, 0459-053-58, and 0459-053-08. The project site's zoning designation is Airport Development District (ADD).

**ENVIRONMENTAL  
INFORMATION:**

The proposed project site is located on a site that is currently vacant and undeveloped. As indicated previously, the proposed project site is located on five individual parcels, totaling 11.81 acres, that are currently undeveloped. The site contains a disturbed desert scrub habitat that supports vegetation such as creosote bush (*Larrea tridentata*), Joshua tree (*Yucca brevifolia*), rubber rabbitbrush (*Ericameria nauseosa*), Nevada jointfir (*Ephedra nevadensis*), Asian mustard (*Brassica tournefortii*), Flatspine burr ragweed (*Ambrosia acanthicarpa*) and cheatgrass (*Bromus tectorum*).<sup>1</sup> Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Auburn Avenue extends along the project's northern side. Vacant undeveloped land extends along the north side of the aforementioned roadway. This area is zoned as Airport Development District (ADD).<sup>2</sup>

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<sup>1</sup> RCA Associates, Inc. *General Biological Resources Assessment, Adelanto, California*. June 24, 2022.

<sup>2</sup> Google Earth. Website accessed October 26, 2022. and City of Adelanto Zoning Map

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- *East of the project site:* Vacant undeveloped land extends along the proposed project's east side. This area is zoned as Airport Development District (ADD). The Southern California Logistics Airport is located further east approximately 0.85 miles away.<sup>3</sup>
- *South of the project site:* Vacant undeveloped land abuts the project's southern side. This area is zoned as Airport Development District (ADD).<sup>4</sup>
- *West of the project site:* US-395 abuts the project side to the west. Vacant undeveloped land is located further west of the project site. This area located to the west of the aforementioned roadway is zoned as Mixed Use (MU) and Single Family Residential (R-S5).<sup>5</sup>

**FINDINGS:**

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Adelanto determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached 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.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

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<sup>3</sup> Ibid.

<sup>4</sup> Google Earth. Website accessed October 26, 2022. and City of Adelanto Zoning Map

<sup>5</sup> Ibid.

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**REVIEW:** The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins July 07, 2023 and ends on August 07, 2023. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: James Hirsch, Senior Contract Planner or via email at [JHirsch@ci.adelanto.ca.us](mailto:JHirsch@ci.adelanto.ca.us) by 5:30 PM on August 07, 2023. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Adelanto, Planning Division  
11600 Air Expressway  
Adelanto, California 92301

Copies of the IS/ND can also be found online at <http://www.ci.adelanto.ca.us/>. Please send your comments to the attention of James Hirsch, Senior Contract Planner, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301. Your responses are requested by August 07, 2023.

*Marc Blodgett*

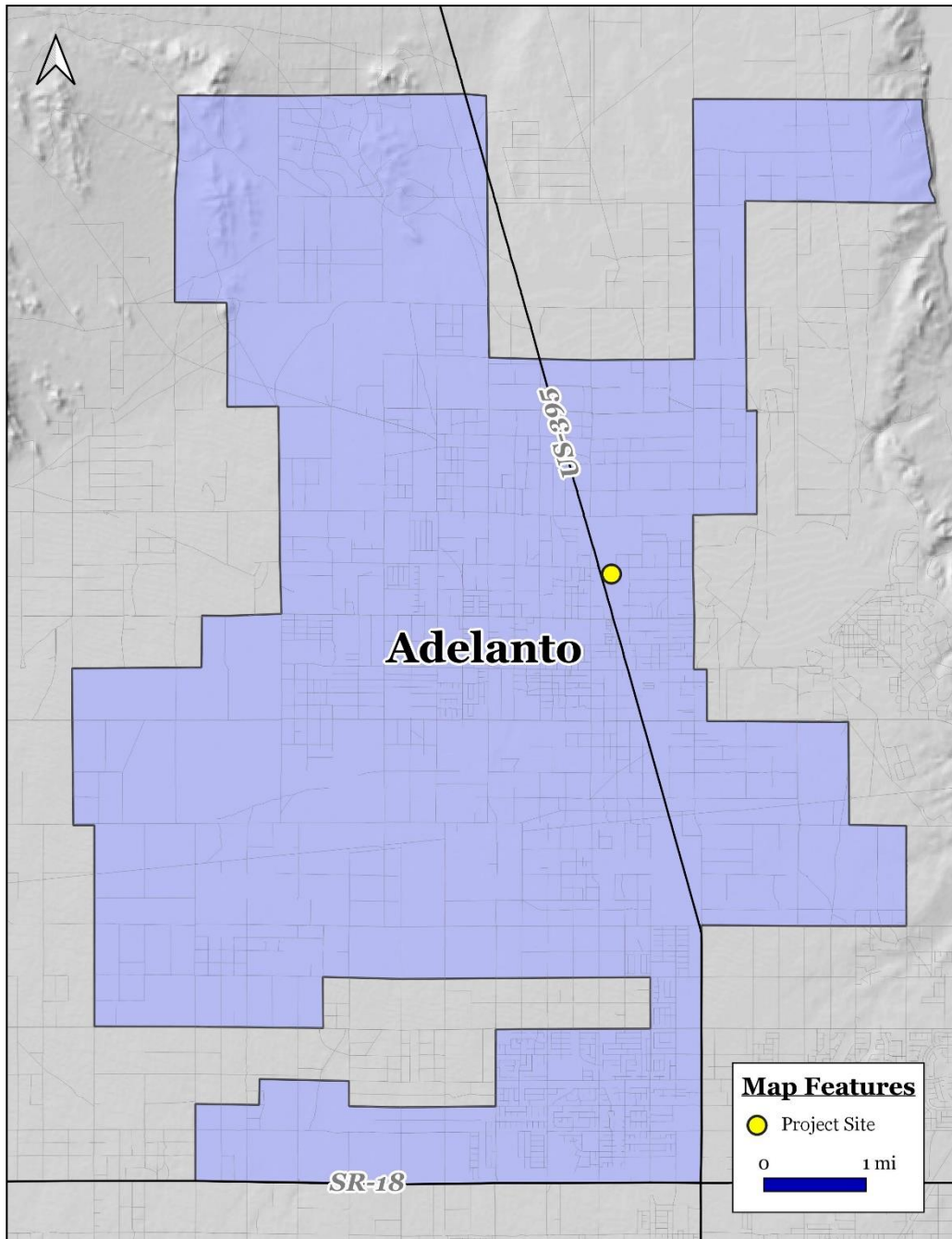
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Marc Blodgett, Project Principal

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Date: July 03, 2023

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**FIGURE 1. CITYWIDE MAP**

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**FIGURE 2. VICINITY MAP**