

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023100687

Project Title: US 395 & Air Expressway Auto & Truck Fueling and Commercial Center (CUP 22-24 and LDP 22-18)

Lead Agency: City of Adelanto Contact Person: Louis Morales
 Mailing Address: 11600 Air Expressway Phone: (760) 246-2300
 City: Adelanto, California Zip: 92301 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Adelanto

Cross Streets: Highway 395 and Air Expressway Zip Code: 92301

Longitude/Latitude (degrees, minutes and seconds): 34 ° 57 ' 16.00" N / -118 ° 24 ' 37.95" W Total Acres: 4.65

Assessor's Parcel No.: 0459-354-04 & 0459-354-05 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 395 Waterways: _____
 Airports: Southern California Logistics Airport Railways: _____ Schools: Adelanto Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 1,200 Acres 0.028 Employees 1 Transportation: Type _____
 Commercial: Sq.ft. 7,243 Acres 0.166 Employees 14 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Quick Service Restaurant. 2,600 sq. ft. Employees: 4 Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Mixed Use (MU)

Project Description: *(please use a separate page if necessary)*

The proposed project would involve the construction and operation of an auto and truck fueling and commercial center. The commercial center development would consist of two parcels totaling 4.65-acres (202,605 square feet). The proposed development would include a new retail building (a food mart) consisting of 4,960 square feet and a second floor office and storage area consisting of 1,200 square feet; two covered fuel dispensing areas consisting of 6 pumps for trucks and a second fueling area consisting of 9 pumps for smaller vehicles; and a 4,883 square foot building that would include a 2,600 square foot quick serve restaurant (QSR) and a 2,283 square foot retail space. Underground storage tanks (USTs) for fuel storage would be located along the east side of the project site. Access to the site is via a driveway on the project's frontage with Air Expressway in the site's northwest corner and a second driveway at the southern end of the site connecting to Cholla Avenue accessible via Montezuma Street. A total of 71 parking spaces would be provided including 68 standard stalls and 3 ADA accessible stalls for vans. Landscaping would be provided around the site's perimeter, around the buildings, and within the parking area. Landscaping would total 24,025 square feet. Finally, an 80 foot high "Freeway Sign" would be located in the center of the site near the truck fueling area. The sign face would have an area of 300 square feet. The project site is currently undeveloped though it has been disturbed. The project site's zoning designation is Mixed Use (MU).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 16, 2024 Ending Date September 16, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Adelanto</u>	Applicant: <u>Ahmad Ghaderk, A & S Engineering.</u>
Address: <u>11600 Air Expressway</u>	Address: <u>28405 San Canyon Rd. Suite B</u>
City/State/Zip: <u>Adelanto, CA 92301</u>	City/State/Zip: <u>Canyon Country</u>
Contact: <u>Louis Morales</u>	Phone: _____
Phone: <u>(760) 246-2300</u>	

Signature of Lead Agency Representative: *Marc Blodgett* Date: August 15, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.