

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

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

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 Ahmad Ghaderi, A & S Engineering, Inc. 28405 Sand Canyon Road, Suite B Canyon Country, California 91387.

CITY/COUNTY: City of Adelanto, San Bernardino County

LOCATION: The proposed project site is located to the west of US 395 and to the south of Air Expressway. No address has been assigned to the property. The corresponding Assessor Parcel Numbers (APN) include 0459-354-04 and 0459-354-05. The project site's latitude and longitude is 34.571113, -118.410541.

DESCRIPTION: 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. 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. Landscaping would total 24,025 square feet. The project site is currently undeveloped though it has been disturbed. The project site's zoning designation is Mixed Use (MU).

**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 two individual parcels, totaling 4.65 acres, that is currently undeveloped. The site contains a disturbed desert scrub habitat that supports vegetation such as creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), Nevada jointfir (*Ephedra nevadensis*), Asian mustard (*Brassica tournefortii*), Flatspine burr ragweed (*Ambrosia acanthicarpa*) and cheatgrass (*Bromus tectorum*). The project site's zoning is Mixed Use (MU). Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Air Expressway extends along the project site's north side. Further north, north of the aforementioned roadway, is the Adelanto City Hall. This area is zoned as Mixed Use (MU).

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- *East of the project site:* The State Highway 395 right-of-way (ROW) extends along the project site's east side. No direct access would be provided between the project site and Highway 395. An existing ARCO service station and AM/PM Mini Mart is located on the east side of the Highway 395 right-of-way. This area is zoned as Business Park (BP).
- *South of the project site:* Vacant undeveloped land abuts the project site's southern side. The vacant Cholla Avenue right-of-way extends along the project site's south side. Further south is the Adelanto Boys and Girls Club. This area is zoned as Mixed Use (MU).
- *West of the project site:* Vacant undeveloped land is located to the west of the project site. This area is zoned as Mixed Use (MU).

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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REVIEW: The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins October 27, 2023 and ends on November 27, 2023. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: Louis Morales, Contract Planner or via email at lmorales@ci.adelantoca.us by 5:00 PM on November 27, 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 Louis Morales, Contract Planner, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301. Your responses are requested by November 27, 2023.

Marc Blodgett

Marc Blodgett, Project Principal

Date: October 26, 2023

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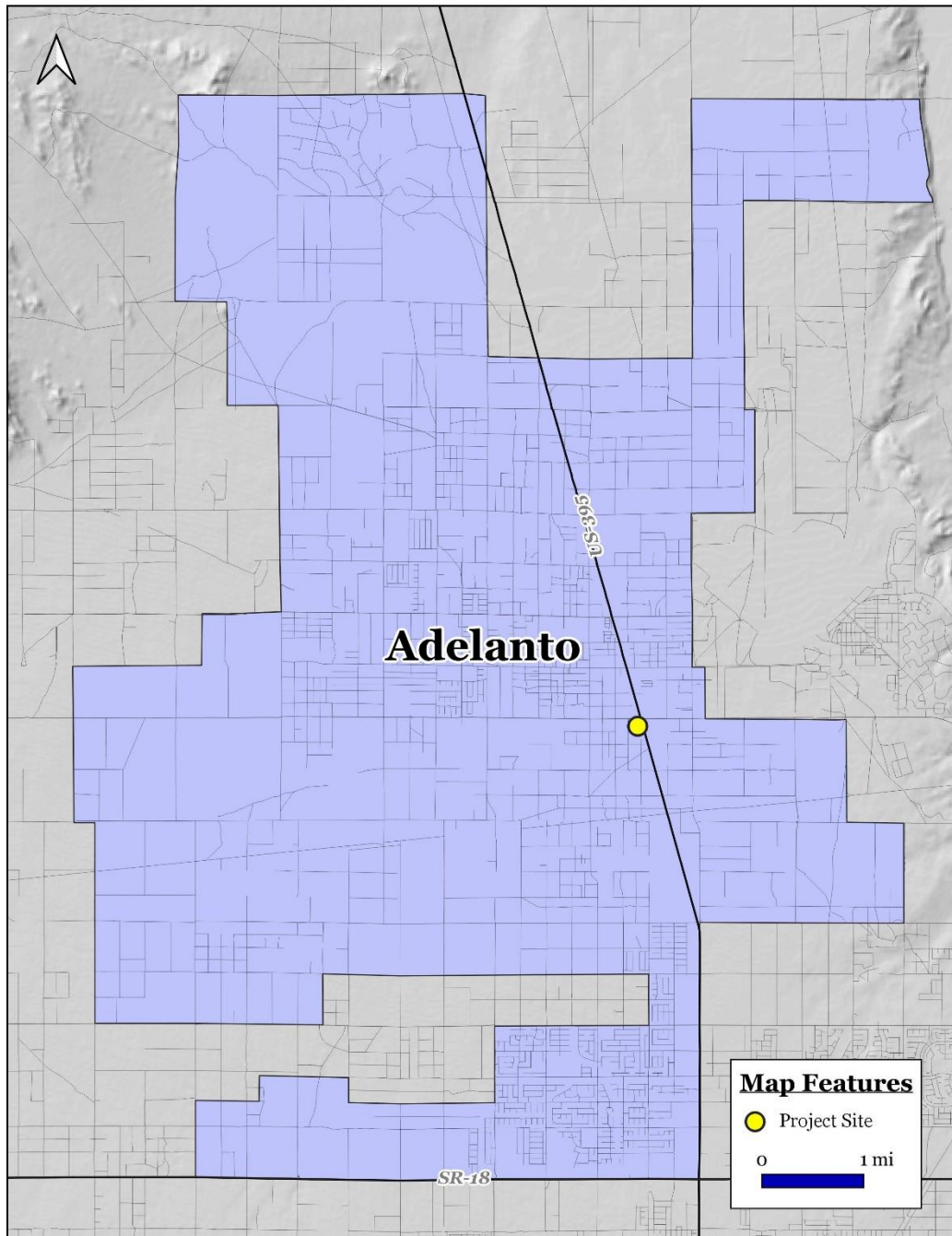


FIGURE 1. CITYWIDE MAP

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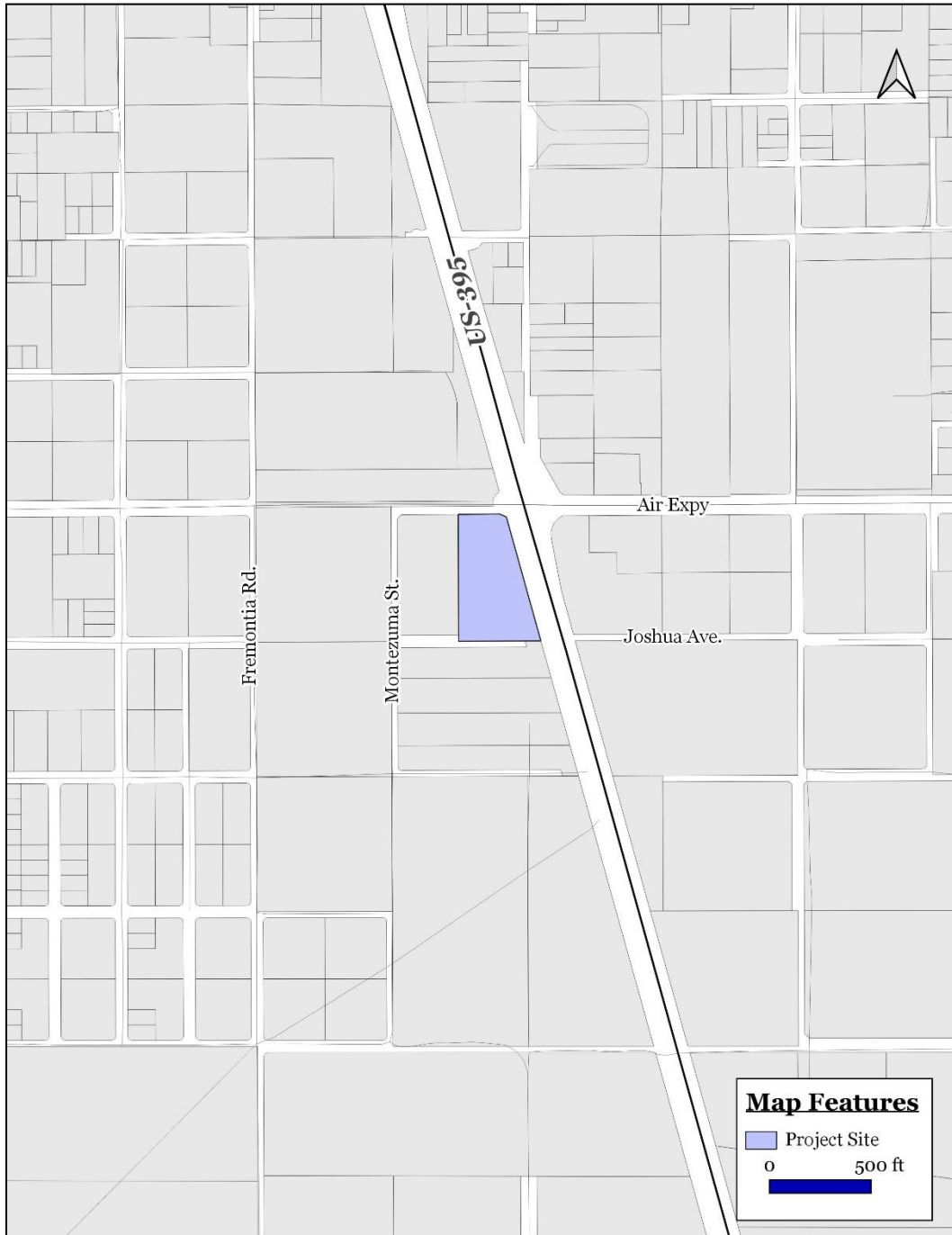


FIGURE 2. VICINITY MAP