

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

PROJECT NAME: US-395 & Rancho Road Commercial Center (LDP 22-14 & CUP 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 for the proposed project is Mr. Siafa Vani, Sao International, LLC, 506 Marguerite Avenue, Corona Del Mar, California 92625 (714) 833-3002.

CITY/COUNTY: City of Adelanto, San Bernardino County

LOCATION: The proposed project site is located on the northeast corner (NEC) of State Highway 395 and Rancho Road. The assessor's parcel numbers (APNs) that are applicable to the project site include Numbers (APN) 0459-342-31, 0459-342-32, 0459-342-33, & 0459-342-34.

DESCRIPTION: The City of Adelanto is reviewing an application for a proposed commercial center development that would be located in the southeastern portion of the City, east of State Highway 395 and north of Rancho Road. The proposed Phase 1 development site consists of 4.2-acres and is currently undeveloped though it has been disturbed. The new development would include a four story hotel consisting of 85 guest rooms; a 2,600 square foot drive through restaurant, a 3,800 square foot sit down restaurant, a 5,500 square foot convenience store, and a fueling area with 10 dispensers and 20 fueling positions. The convenience store would include the cashier's area for the fuel dispensing area and a drive-through lane. Two underground fuel storage tanks (USTs) would be located to the south of the fuel dispensing area. The fuel dispensing area would be covered by a 5,000 square foot canopy. Landscaping would be provided along the roadway frontages, around the buildings, and within the parking areas and would total 31,864 square feet. Primary public access to the project site would be provided by a driveway connection with the north side of Rancho Road. Secondary emergency access would be provided by a 30-foot wide easement to access Parcel 0459-342-35 from the adjacent Parcel 0459-342-37. A total of 205 surface parking stalls would be provided including 7 ADA parking spaces and 24 EV parking spaces. The project site's zoning is *Commercial*. Conditional use permits (CUPs) would be required for the proposed hotel use (greater than 50 rooms), the fueling station, the two drive through lanes, and the sales of alcohol for off-site consumption.

**ENVIRONMENTAL
INFORMATION:**

The proposed project site is located on a site that is currently vacant and undeveloped. However, the site has been heavily disturbed. The site contains a disturbed desert scrub habitat that supports a creosote bush community typical of the Mojave Desert. The dominant species included creosote bush (*Larrea tridentata*), saltbush (*Atriplex* sp.), sage (*Salvia* sp.), and wild buckwheat (*Eriogonum* sp.). Other species noted during the field surveys included cholla (*Opuntia* sp.), rabbit brush (*Chrysothamnus depressus*), winterfat (*Eurotia lanata*), and bromus grasses (*Bromus* sp.). Also present were mustard plants (*Brassica tourneforti*), schismus (*Schismus* sp.), Russian thistle (*Salsola iberica*), and fiddleneck (*Amsinkia tessellata*). A single Joshua tree (*Yucca brevifolia*) is located near the site's southwest corner near the intersection of Highway 395 and Rancho Road within the public right-of-way. A shallow earthen channel extends along the project site's easterly side.

CITY OF ADELANTO

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Currently, the site consists of approximately a total of 4.8-acres of undeveloped disturbed land. In the pre-developed condition, the entire area is divided into two hydrologic (drainage) subareas referred to as DA 1.1 and DA 1.2. The runoff from subarea DA1.1 sheet flows in the northwest direction towards the corner of the site at Hwy 395. The runoff from subarea DA1.2 sheet flows in the east direction and finally discharges into the existing earthen channel. The site and the surrounding area are provided in Exhibit 2-4. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* The unimproved Violet Road right-of-way (ROW) extends along the project site's north side. Further north, along the north side of the aforementioned ROW, is undeveloped land. This area is zoned as Manufacturing/Industrial (MI).
- *East of the project site:* Vacant undeveloped land extends along the proposed project's east side. This area is zoned as Manufacturing/Industrial (MI).
- *South of the project site:* Rancho Road extends along the project site's southerly side. Further south is vacant, undeveloped land. This area is zoned as Mixed Use (MU).
- *West of the project site:* US-Highway 395 abuts the project site on the west site. Vacant undeveloped land is located further west of the project site. This area located to the west of the aforementioned roadway is zoned as Manufacturing/Industrial (MI).

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.

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

REVIEW: The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins January 24, 2024 and ends on February 23, 2024. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: James Hirsch, Contract Planner or via email at JHirsch@ci.adelantoca.us by 5:00 PM on February 23, 2024. 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, Contract Planner, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301. Your responses are requested by February 23, 2024.



Marc Blodgett, Project Principal

Date: January 23, 2024

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

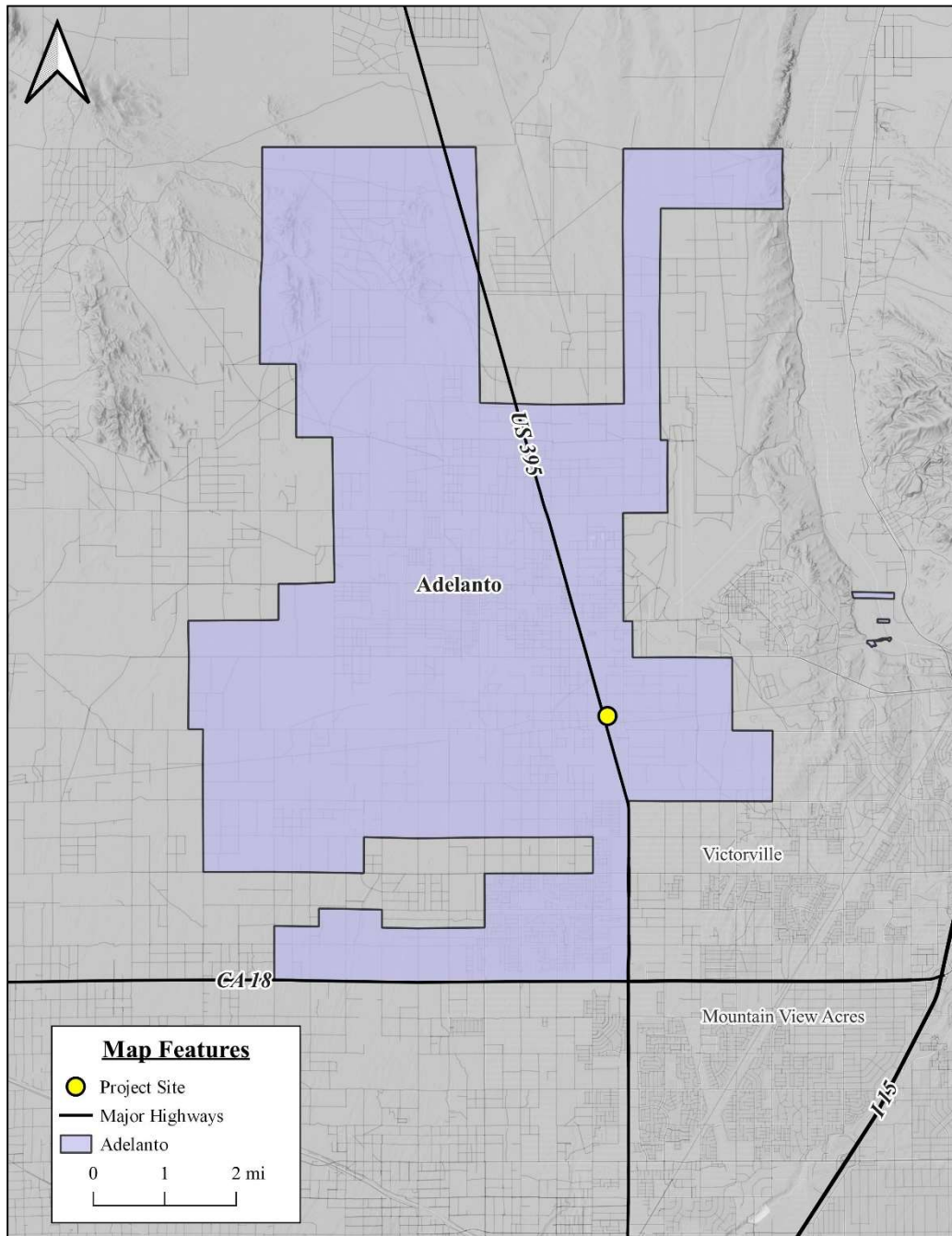


FIGURE 1. CITYWIDE MAP

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

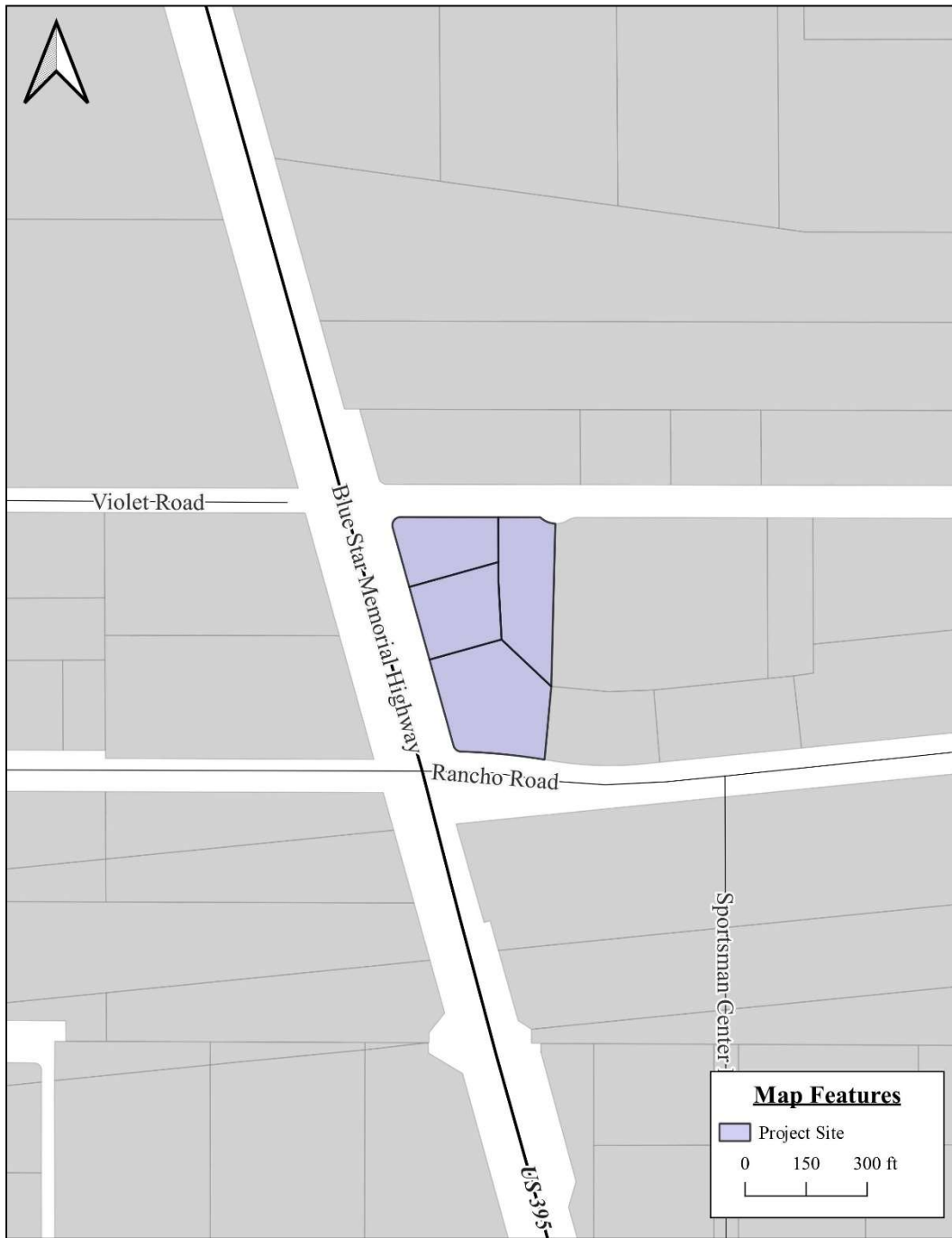


FIGURE 2. VICINITY MAP