

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Bernardino
Address: 222 West Hospitality Lane
San Bernardino, California 92415

From:

Public Agency: City of Adelanto
Address: 11600 Air Express Way
Adelanto, California 92301

Contact: James Hirsh
Phone: (760) 246-2300 ext. 11190

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023070019

Project Title: Otaki Highway 395 & Auburn Ave ISMND (CUP 22-19 & LDP 22-15)

Project Applicant: Gus Otaki, Lifetime Realty Investments Inc.

Project Location (include county): Highway 395 & Auburn Avenue, San Bernardino County

Project Description:

This Initial Study analyzed the environmental impacts associated with the construction and operation of a commercial shopping center development in the City of Adelanto. 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 5,886 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 Accessor Parcel Numbers include 0459-053-56, 0459-053-57, 0459-053-58, and 0459-053-08. The project site zoning designation is Airport Development District (ADD).

This is to advise that the City of Adelanto has approved the above (Lead Agency or Responsible Agency)

described project on 9/06/2023 and has made the following determinations regarding the above described project.

- 1. The project [] will [x] will not have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [x] was not adopted for this project.
6. Findings [x] were [] were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Adelanto

Signature (Public Agency): [Signature] Title: City Planner

Date: 11/24/24 Date Received for filing at OPR: 7/31/2023