

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

PROJECT NAME: C & C Scrap Metal Services (CUP 23-07 & LDP 23-09)

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: Mr. Amado Landin, 16689 East Foothill Boulevard #205, Fontana, California 92335

CITY/COUNTY: City of Adelanto, San Bernardino County

LOCATION: No official address has been assigned to the property at this time. The proposed project site is located approximately 330 feet west of Richardson Road. The Assessor's Parcel Number (APN) is 3129-491-08. The project site is located within the Adelanto, California 7 1/2 Minute USGS Quadrangle, 1956. (Township 5 North, Range 6 West, Section 11.

DESCRIPTION: The proposed project is a development of a vacant, undisturbed property that consists of 108,900 square feet or 2.5-aces. The zoning designation for the site is *Manufacturing/Industrial (MI)*. The proposed project would be a scrap metal and recycling business that consists of a 1,500 square foot office and money room, a 2,000 square foot warehouse, a 238 square foot trash enclosure, and a 900 square foot loading dock. The warehouse and office buildings would be located on the southern portion of the site while the loading dock with an eastern-facing ramp would be located on the northern portion of the site. A truck scale is proposed adjacent to the office to the west. Landscaping would extend around the entire site and would total 16,342 square feet. An infiltration basin would be located in the landscape area in the northwest corner of the site. A total of 12 parking spaces are proposed including 6 employee spaces located in the southwest corner of the site and 6 customer spaces located in the southeast corner of the site. The trash enclosure would be located to the north of the employee parking space. Five truck and trailer parking spots are proposed at the northeast corner of the site. Access to the site is through a gated, 70-foot driveway located on the southwest of the site and second gated, 48-foot driveway located on the southeast of the site. The proposed driveways would both connect with the north side of a proposed extension of Lupin Street. An 8-foot tall, capped block wall would surround the site and is located within the landscape area.

**ENVIRONMENTAL
INFORMATION:**

The project site is approximately 3,093 feet above sea level and relatively flat. The area within the project boundaries supports an undisturbed habitat consisting of Helendale-Bryman Loamy sand, which has 2 to 5 percent slope, well drainage, a moderately high available water capacity, and no frequency of flooding. The vegetation community on site is creosote bush scrub habitat encompassing mainly native plants and some invasive grasses and shrubs. Other land uses and development in the vicinity are outlined below:

- *North of the project site:* Vacant land abuts the property on the north side. This area is zoned as Manufacturing/Industrial (MI).
- *East of the project site:* Vacant land abuts the property on the east side. A natural drainage channel is located on the land. This area is zoned as Manufacturing/Industrial (MI).

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- *South of the project site:* Vacant land abuts the property on the south side. A natural drainage channel is located on the land. This area is zoned as Manufacturing/Industrial (MI).
- *West of the project site:* Vacant land abuts the property on the west side. This area 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.

REVIEW:

The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins January 10, 2025 and ends on February 10, 2025. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: Christian Espinoza, Planning Technician or via email at cespinoza@adelantoca.gov by 5:00 PM on February 10, 2025. 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/MND can also be found online at <http://www.adelantoca.gov>. Please send your comments to the attention of Christian Espinoza, Planning Technician, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301. Your responses are requested by February 10, 2025.

Marc Blodgett

Marc Blodgett, Project Principal

Date: January 9, 2025

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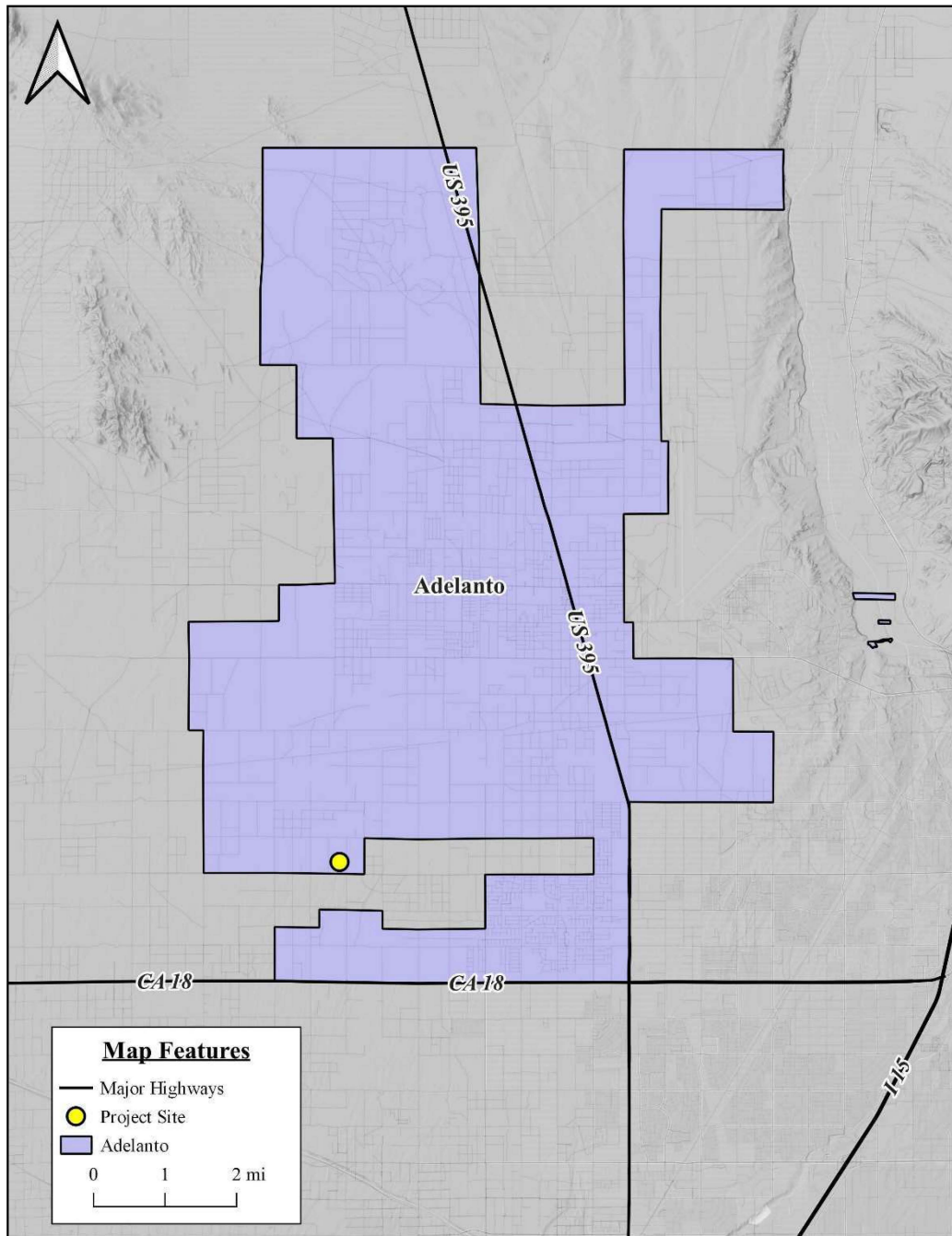


FIGURE 1. CITYWIDE MAP

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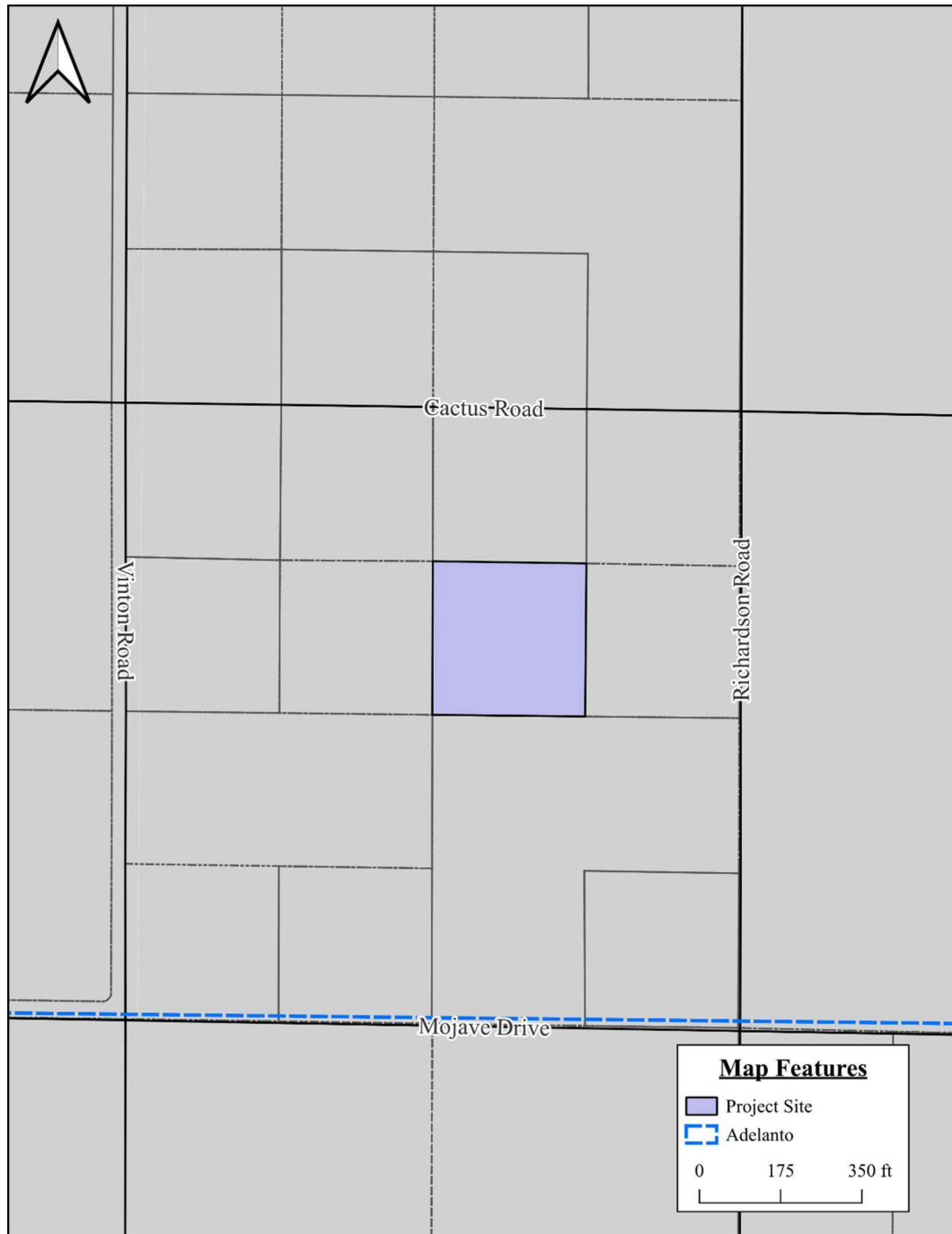


FIGURE 2. VICINITY MAP