



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
ADELANTO INDUSTRIAL CENTER PROJECT
(City File Nos. LDP 23-06 and TPM 20745)

Date: December 13, 2023

To: State Clearinghouse, Governor’s Office of Planning and Research.
Agencies, Organizations, and Interested Parties; and
Clerk of the Board, San Bernardino County

From: City of Adelanto Planning Division

Subject: **Notice of Preparation and Scoping Meeting for the Adelanto Industrial Center Project Environmental Impact Report**

NOTICE IS HEREBY GIVEN that the City of Adelanto (City) will prepare an Environmental Impact Report (EIR) for the Adelanto Industrial Center Project (Project) pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082 (2). The Project proposes the development of two industrial logistic buildings totaling 2,483,836 square feet on a 128.26-acre development site located on the northeast corner of Adelanto Road and Avalon Avenue. The Project site is generally located 1.15 miles east of Highway US 395 and 0.25 miles north of El Mirage Road. Refer to Exhibit 1, *Regional Location Map*, Exhibit 2, *Aerial Photograph/Local Vicinity Map*, and Exhibit 3, *Site Plan*.

The City has determined that a full-scope Environmental Impact Report (EIR) will be required for the Project. Thus, an Initial Study was not prepared. The following environmental topics will be evaluated: Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population & Housing; Public Services; Recreation, Transportation; Tribal Cultural Resources; Utilities and Service Systems, and Wildfire.

NOP Comment Period From **December 13, 2023**, to **January 11, 2024** (5:00 pm)

Submit Written Comments to: James Hirsch, Contract Planner
City of Adelanto Planning Division
11600 Air Expressway
Adelanto, CA 92301
JHirsch@ci.adelanto.ca.us Phone: 760-246-2300 ext. 11190

Virtual Scoping Meeting: 2:00 p.m. on January 9, 2024. Information can also be found at the following location:
<https://us06web.zoom.us/j/89173252231?pwd=C1V0662v6jg1e6T4sWd6FFFr5u9t0M.1>

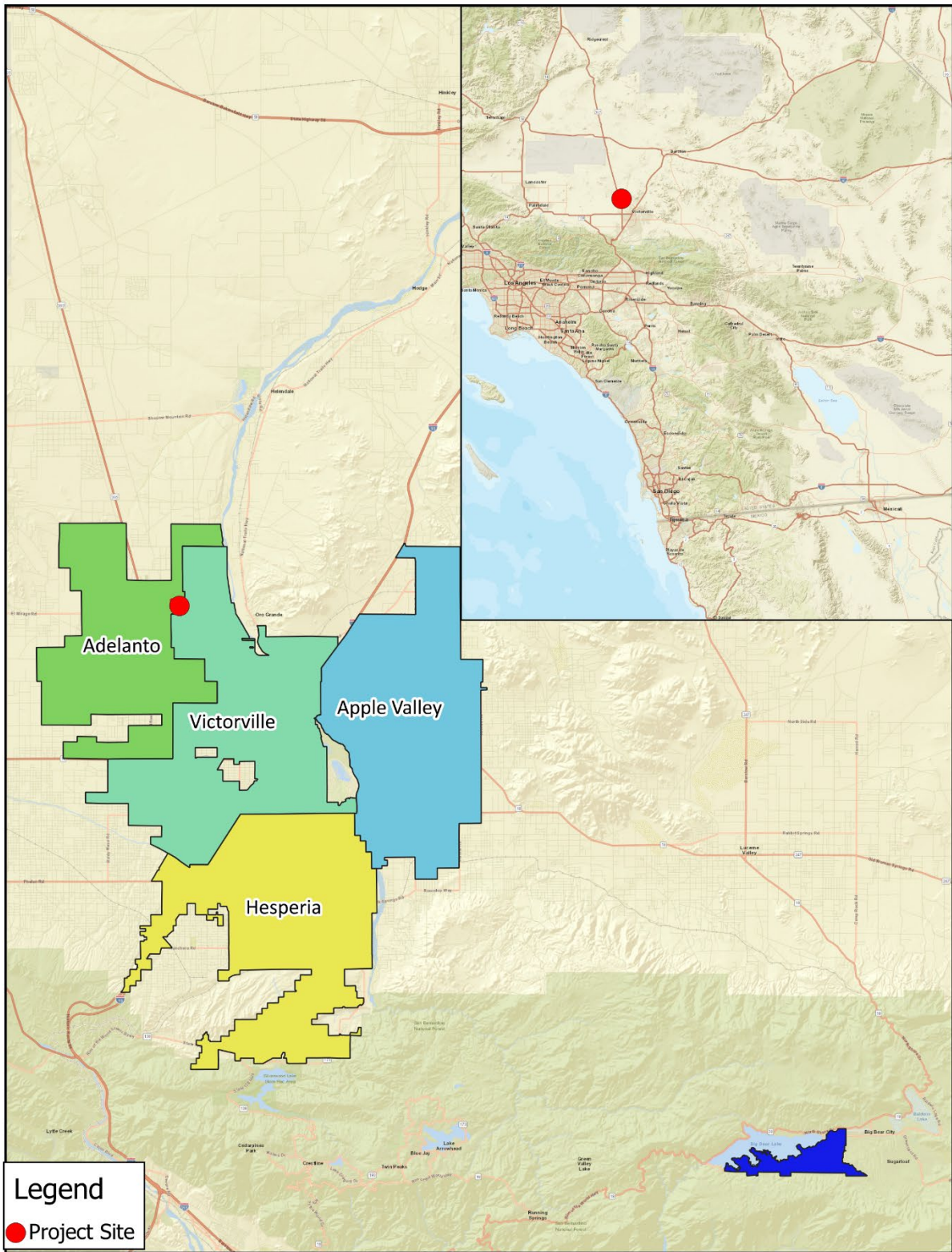
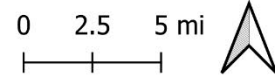
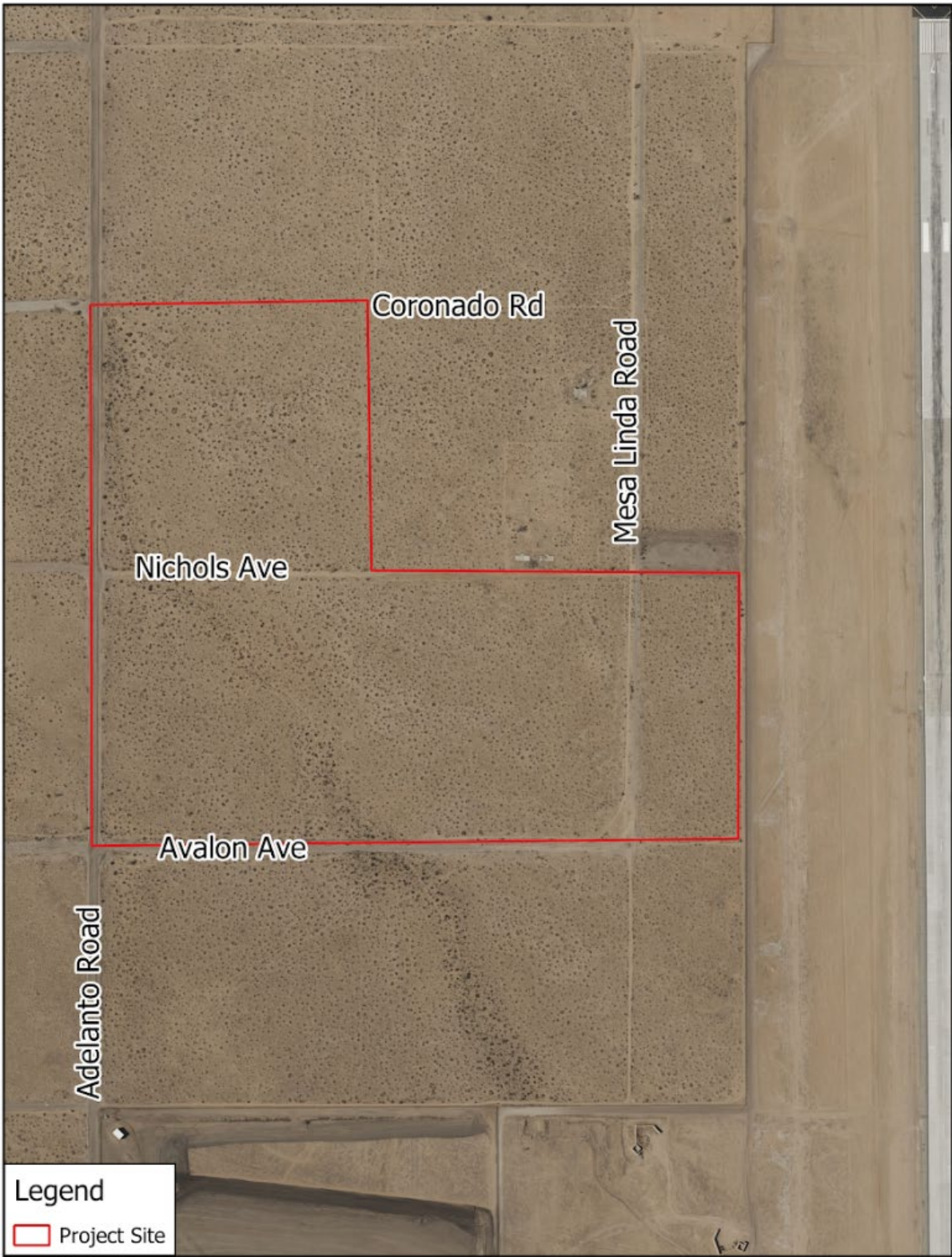


Exhibit 1

Adelanto Industrial Center Project



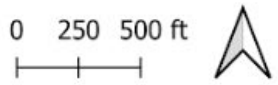


Legend
Project Site

Source: Bing Satellite

Exhibit 2

Adelanto Industrial Center Project



PROJECT DESCRIPTION

The Project proponent, Adelanto Land Acquisitions LLC, c/o SteelWave, LLC proposes to construct two industrial logistics buildings, including office space, totaling 2,483,836 square feet of building area on approximately 128.26 acres of vacant undeveloped land.

Infrastructure Extensions

The Project proposes to construct or improve infrastructure (e.g. sewer, water, and roadways) beyond the boundaries of the Project site. These improvements will be located within the existing right-of-ways for:

- Adelanto Road and Coronado Road then easterly approximately 1,315 feet then south to Nichols Ave then easterly approximately 1,555 feet. Adelanto and Coronado Road then northerly to De Soto Avenue then easterly to Mesa Linda Road. For Sewer Force Main: Adelanto Road and Avalon Avenue southerly to Auburn Avenue then westerly approximately 1,200 feet.
- Adelanto Road and Avalon Avenue southerly to Auburn Avenue then westerly approximately 1,300 feet.
- Adelanto Road and Avalon Avenue southerly to Auburn Avenue. Adelanto Road and El Mirage Road then westerly to US 395.

Location and Development Plan (LDP) 23-06

In order to provide safe and efficient circulation, compatibility with surrounding uses, attractive and efficient designs, and required landscaping, open space, and other areas, all new development, establishment of new uses require the formal review and approval of a detailed Location and Development Plan.

The Project will construct all required infrastructure to support the development of the site, including roadways, sewer lines, water lines, storm drains, and other utilities. The Project will be operated as 2 industrial logistics buildings consistent with the Airport Development District (ADD), General Plan, and zoning requirements. The role of the Airport Development District land use designation is to provide a limited development holding zone for airport supportive uses. Site planning land use adjacent to commercial airports is intended to protect against intrusion of negative environmental conditions, such as excessive noise, while allowing compatible aviation-related uses such as logistics, warehousing, and distribution facilities

Tentative Parcel Map (TPM)

TPM 22222 proposes to subdivide the following Assessor's Parcel Numbers 0459-411-18,30,31,32,33, 34 (portion) into Lot 1 (69.58 acres) and Lot 2 (58.68 acres).
