



**NOTICE OF AVAILABILITY  
DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)  
ADELANTO INDUSTRIAL CENTER PROJECT  
State Clearinghouse Number 2023120352**

**DATE:** March 8, 2024  
**TO:** Responsible Agencies, Organizations, and Interested Parties  
**PROJECT TITLE:** Adelanto Industrial Center  
**CASE NOS:** Location and Development Plan (LDP) No. 23-06 and Tentative Parcel Map (TPM) No. 20745

Notice is hereby given that the City of Adelanto (City) as the Lead Agency has prepared a DEIR, under the California Environmental Quality Act (CEQA) for the proposed Project identified below. We are requesting comments on the DEIR.

**AVAILABILITY OF THE DEIR**

Electronic copies of the DEIR are available for public review on the following website: [https://ci.adelanto.ca.us/services/community\\_development\\_services/planning/ceqa\\_process\\_policy.php#outer-343](https://ci.adelanto.ca.us/services/community_development_services/planning/ceqa_process_policy.php#outer-343) (See Folder for LDP 23-06-Adelanto Industrial Center).

The DEIR will also be available for public review at the following location during regular business hours.

City of Adelanto Community Development Services Department-Planning Division  
11600 Air Expressway Adelanto, CA 92301

**PUBLIC COMMENT PERIOD**

The public comment period on the DEIR begins on **March 8, 2024**, and closes at 5:00 p.m. on **April 22, 2024**. Any person wishing to comment on the DEIR must submit written comments by mail, email, or in person on or before **April 22, 2024**, to:

James Hirsch, Contract Planner  
City of Adelanto Community Development Services Department-Planning Division  
11600 Air Expressway Adelanto, CA 92301  
jhirsch@adelantoca.gov

If you have any questions, please contact Mr. Hirsch by email or by telephone at 760-246-2300 ext. 11190.

## PROJECT LOCATION

The Project site is within the City of Adelanto (City) which is located approximately 85 miles northeast of Downtown Los Angeles and 30 miles north of the City of San Bernardino. The City is located in the Victor Valley area of the Mojave Desert in the northern region of the Inland Empire in San Bernardino County. The City is adjacent to the cities of Victorville and Hesperia. The Town of Apple Valley is located further to the northeast. The Southern California Logistics Airport (SCLA) is adjacent to the eastern boundary of the Project site. See Figure 1, *Regional Location Map*, and Figure 2, *Location Vicinity Map/Aerial Photo*.

### Location Data

<b>City:</b> Adelanto
<b>County:</b> San Bernardino
<b>Region:</b> Southern California- Victor Valley (High Desert)
<b>Cross-Streets:</b> SEC of Adelanto Road and Avalon Avenue
<b>Assessor's Parcel Numbers:</b> 0459-411-18,30,31,32,33,34 (portion north of Adelanto Avenue)
<b>USGS 7.5 Minute Topographic Map:</b> Adelanto, California, 2018
<b>Section/Township/Range:</b> 16/6N//5W
<b>Latitude/Longitude:</b> 34°36'20.0"N 117°24'00.0"W

## PROJECT DESCRIPTION

The Project proposes to subdivide approximately 128.58 acres into two parcels. Parcel 1 will be 69.06 acres and accommodate Building 1, which consists of a 1,349,360 square-foot High-Cube Fulfillment Center Warehouse (Sort). Parcel 2 will be 59.52 acres and accommodate Building 2, a 1,134,480 square foot warehouse building and depending on the future tenant(s), may accommodate a General Warehouse, High Cube Warehouse Short-Term Storage and Transload, or a High Cube Parcel Hub Warehousing. Both buildings do not propose cold storage facilities. 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.

### Access

Building 1 will have access from one driveway on Coronado Road (unconstructed road), from two driveways on Adelanto Road (currently unconstructed north of Auburn Avenue), and from one driveway on Avalon Avenue (unconstructed road). Building 2 will have access from three driveways on N. Perimeter Road (unconstructed road), and one driveway on Avalon Avenue.

### Off-Site Street Improvements

The Project will require new paved street access, and wet and dry utilities to be extended off-site within existing rights-of-way for the following roadway sections:

- Adelanto Road between De Soto Avenue and 360 feet south of Bartlett Avenue;

- Coronado Avenue between Adelanto Road and Redondo Road;
- Auburn Avenue between Pearmain Street and Adelanto Road;
- El Mirage Road between Highway 395 and Adelanto Road;
- North Perimeter Road between Avalon Avenue and Nichols Avenue;
- Nichols Avenue between Redondo Road and North Perimeter Road;
- Redondo Road between Nichols Avenue and Coronado Avenue;
- De Soto Avenue between Adelanto Road and Mesa Linda Road; and
- Mesa Linda Road between Nichols Avenue and De Soto Avenue.

### Off-Site Water and Sewer Improvements

The project will construct water lines, sewer lines, and storm drain facilities adjacent to and within the Building Site. Off-site extensions to connect to existing facilities are described below:

- **Sewer Line:** Extend the proposed 15-inch Sewer Line beyond the Project's northern boundary northerly approximately 1,425 feet, then easterly approximately 1,430 feet along De Soto Avenue to the point of connection with the Adelanto Interceptor sewer line.
- **Sewer Force Main:** Extend the proposed 4-inch Sewer Force Main from the Project's northern boundary approximately 6,795 south along Adelanto Road, then westerly approximately 1,198 feet along Auburn Avenue to point of connection with existing manhole.
- **Water Lines:** Extend the proposed 12-inch water line beyond the Project's southern boundary starting from the intersection of Adelanto Road and Avalon Avenue, then southerly to Auburn Avenue, then approximately 1,360 feet westerly to the point of connection with the existing water line in Auburn Avenue.

### Vehicle Trips

It is estimated that up to 8,560 daily passenger car trips and 2,246 daily truck trips for a total of 11,232 daily trips could be generated by the Project.

### Employees

The Project is expected to generate up to a maximum of 3,071 employees based on the type of warehouse logistic facility. For example, a "fulfillment" facility that ships out smaller items, requiring extensive sorting, typically by manual means, will generate more employees as opposed to a "transload" facility which has a primary function of consolidation and distribution of pallet loads (or larger) for manufacturers, wholesalers, or retailers.

### Outdoor Equipment

Equipment for loading and unloading freight from trucks such as forklifts and terminal tractors (e.g. "yard goats" used to tow trailers around a warehouse or yard) will be used in the loading docks and truck court areas of the Project site. All on-site operational and cargo handling equipment including

yard trucks, pallet jacks, forklifts, and other on-site equipment will be electric with the necessary charging stations included in the design of the Project's electrical system, buildings, equipment storage, and parking areas.

### **Outdoor Storage**

All activities are proposed to be conducted in the interior of the buildings except for the parking of trucks and trailers.

### **Outdoor Lighting**

Outdoor lighting will be used for security on the building and to illuminate the parking lots and driveway aisles while minimizing glare onto adjacent properties. The Project will utilize higher lumen/watt efficiency fixtures than required by code.

### **Hours of Operation**

Operations can occur 7 days a week for 24 hours per day.

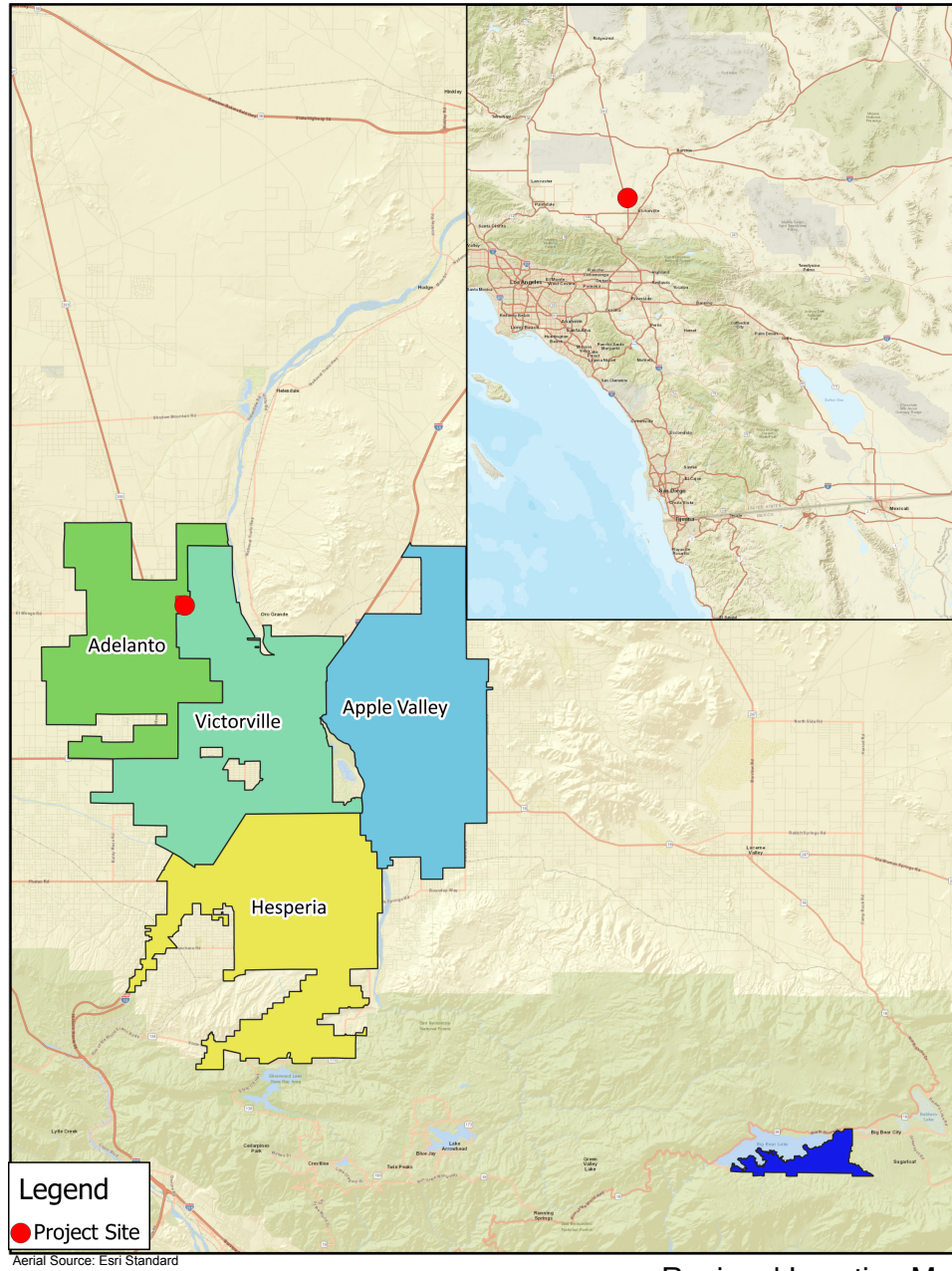
### **Construction Schedule**

Construction of the Project is estimated to start in the late summer of 2024 with anticipated completion early winter of 2026.

**ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR determined that even with feasible mitigation measures, impacts related to **Air Quality, Greenhouse Gas Emissions, and Transportation (Vehicle Miles Traveled)** would result in **significant and unavoidable environmental impacts.**



# Exhibit 1: Regional Location Map



Regional Location Map  
Adelanto Industrial Project

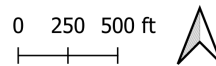


Exhibit 2: Local Vicinity Map/Aerial Photo



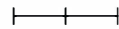
Legend  
Project Site

Source: Bing Satellite

Aerial Photo

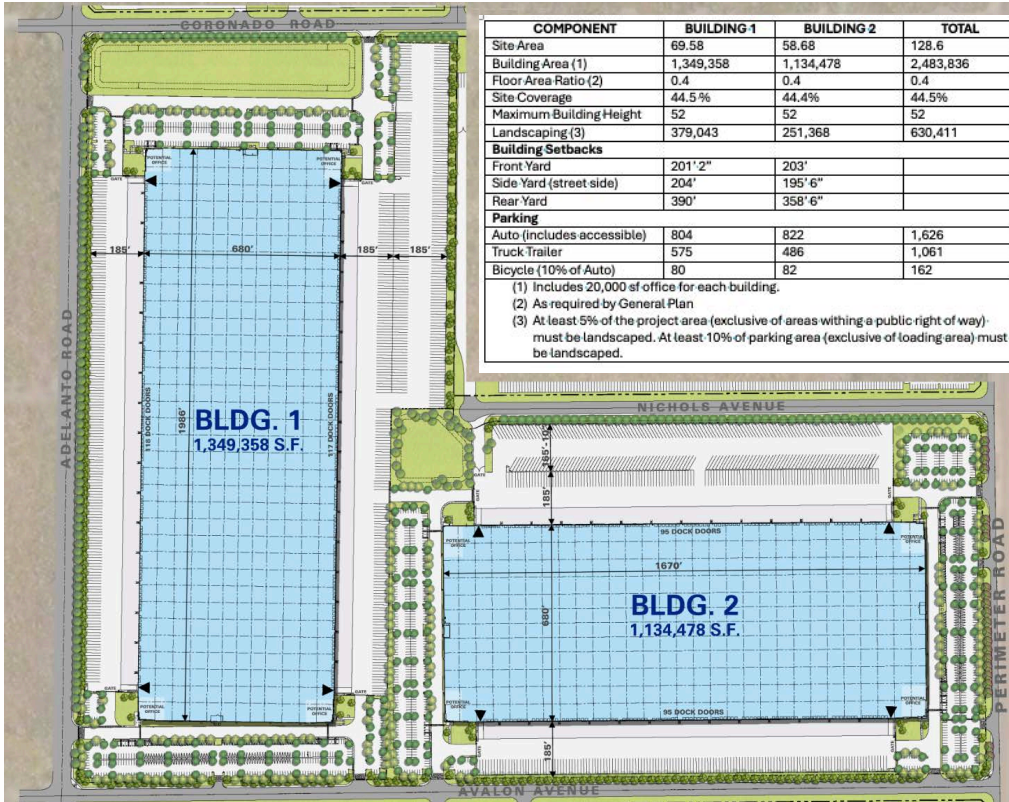
Adelanto Industrial Center Project

0 250 500 ft





### Exhibit 3: Site Plan



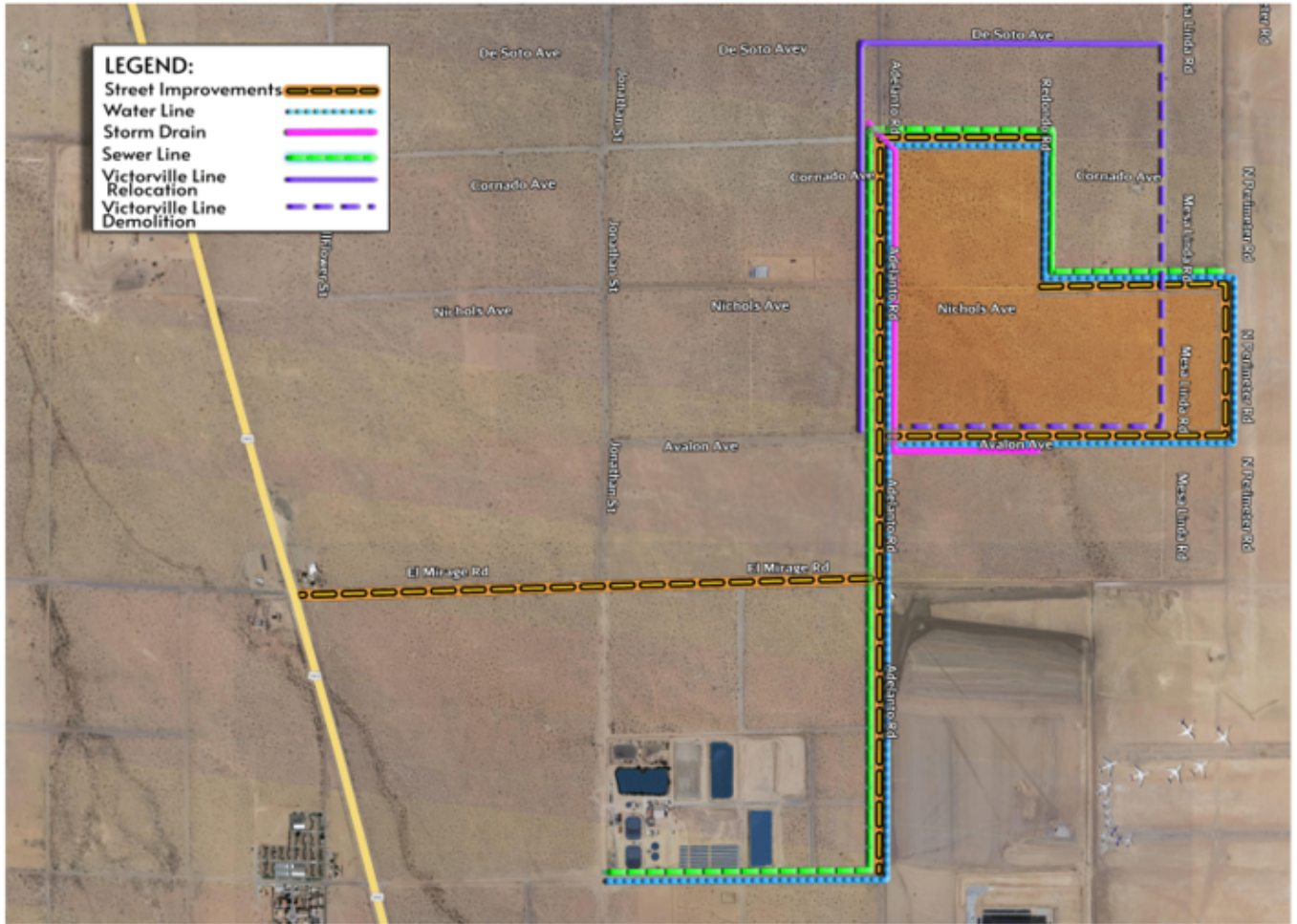
### Master Site Plan



Adelanto Industrial Center Project



### Exhibit 4: Off-Site Improvements



Source: GoogleEarth2024

