

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

PROJECT NAME: Auburn Development, Ecosave III (LDP 23-02)

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: Jason Ye, Ecosave – Development, LLC. 1830 Flower Avenue, Duarte, California 91010

CITY/COUNTY: City of Adelanto, San Bernardino County

LOCATION: The proposed project site is located at the northwest corner of Pearmain Street and Barcelona Avenue. The site is bounded by Pearmain Street to the west, Barcelona Avenue to the south, Auburn Avenue to the north, and Adelanto Road to the east. No address has been assigned to the property. The site’s corresponding Assessor Parcel Number (APN) is 0459-053-54. The project site is located within the Northeast ¼ of the Southeast 1/4 Section 21, Township 6 North, and Range 5 West.

DESCRIPTION: The applicant is proposing a warehouse building that would consist of 306,106 square feet on a project site totaling 17.4 acres or 758,299 square feet. The new building would include 295,606 square feet of warehousing floor area and 10,500 square feet of office floor that would be located near the southwest corner of the building. The office area would also include a mezzanine consisting of 5,228 square feet. A total of 205 parking stalls, 60 trailer stalls, and 45 dock-high truck doors are being proposed by the applicant. In addition, 18,515 square feet of the site would be dedicated to improving the streets surrounding the project site. Landscaping would total 103,798 square feet and would be located around the perimeter of the site and the building elevations. A 37,903 square-foot water retention area would be located on-site, in the westerly portion of the site. An 8-foot tall perimeter fence would surround the site excluding the southern parking lot.

**ENVIRONMENTAL
INFORMATION:**

The proposed project site is currently vacant and undeveloped. The site contains a heavily disturbed desert scrub habitat that supports vegetation such as creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), Joshua tree (*Yucca brevifolia*), common burro brush (*Ambrosia salsola*), Nevada jointfir (*Ephedra nevadensis*), Asian mustard (*Brassica tournefortii*), Flatspine burr ragweed (*Ambrosia acanthicarpa*) and cheatgrass (*Bromus tectorum*). The roadways that surround the site (Auburn Avenue, Barcelona Avenue, Pearmain Street, and Adelanto Road) are all unimproved gravel roads. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Auburn Avenue extends along the project site’s north side. Further north, north of the aforementioned roadway, are a water treatment site and undeveloped parcels. This area is zoned as Public Utility (PU) and Airport Development District (ADD).
- *East of the project site:* Adelanto Road extends along the project site’s east side. The Amazon Fulfillment Center Warehouse within the Southern California Logistics Airport is located further east of Adelanto Road. This area is part of the Southern California Logistics Airport Specific Plan in the City of Victorville.

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- *South of the project site:* Barcelona Avenue extends along the project site's south side. Further south is vacant land. This area is zoned as Airport Development District (ADD).
- *West of the project site:* Pearmain Street extends along the project's west side. Further west is a warehouse. This area is zoned as Airport Development District (ADD).

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.

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REVIEW: The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins July 26, 2024 and ends on August 26, 2024. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: James Hirsch, Senior Contract Planner or via email at jhirsch@adelantoca.gov by 5:00 PM on August 26, 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, Senior Contract Planner, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301.

Your responses are requested by August 26, 2024.

Marc Blodgett

Marc Blodgett, Project Principal

Date: July 25, 2024

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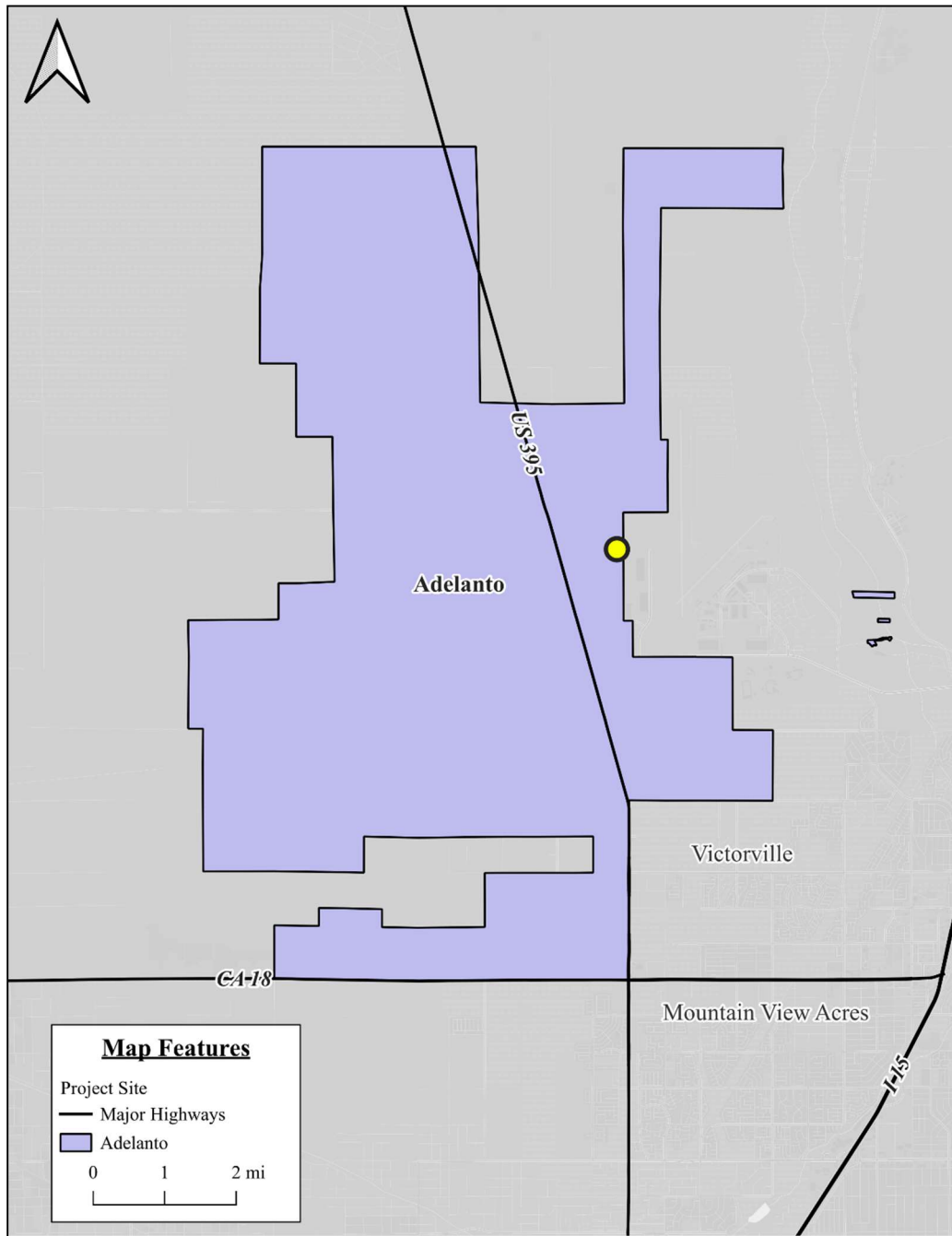


FIGURE 1. CITYWIDE MAP

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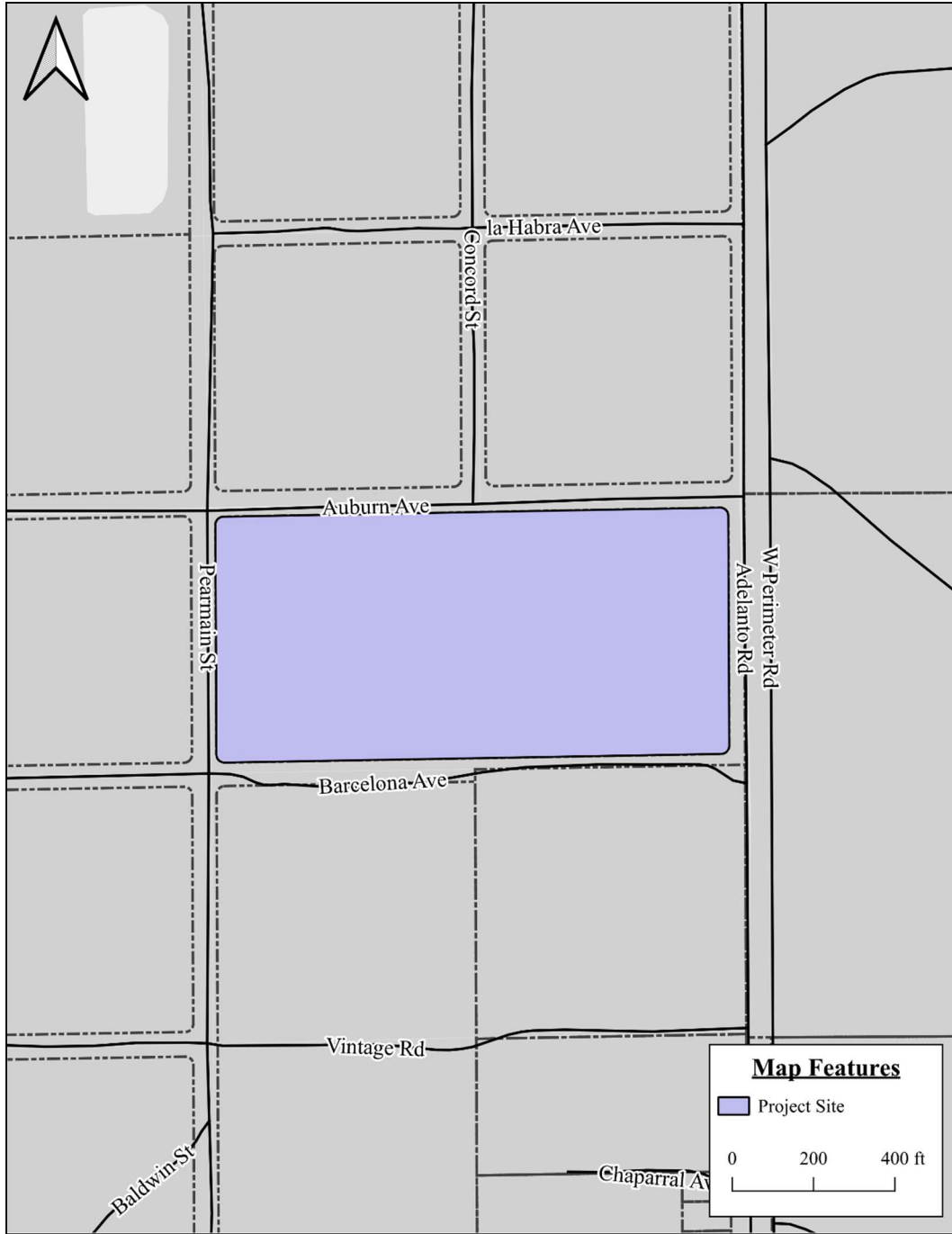


FIGURE 2. VICINITY MAP