



**NOTICE OF INTENT TO ADOPT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
(IS/MND) SENECA BUSINESS PARK & STORAGE
PROJECT**

DATE: September 3, 2024

TO: Responsible Agencies, Organizations, and Interested Parties

PROJECT TITLE: Seneca Business Park and Storage Project

CASE NOS: Location and Development Plan (LDP) No. 24-03, Conditional Use Permit (CUP) 24-05, and Tentative Parcel Map (TPM) No. 20841

Notice is hereby given that the City of Adelanto (City) as the Lead Agency has prepared an Initial Study / Mitigated Negative Declaration (IS/MND). , under the California Environmental Quality Act (CEQA) for the proposed Project identified below. We are requesting comments on IS/MND

AVAILABILITY OF THE IS/MND

Electronic copies of the IS/MND 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 (See Folder for LDP 24-03 -Seneca Business Park and Storage Project).

The IS/MND 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 IS/MND begins on **September 4, 2024**, and closes at 5:00 p.m. on **September 23, 2024**. Any person wishing to comment on the IS/MND must submit written comments by mail, email, or in person on or before 5:00 p.m. on **September 23, 2024**, to:

Louis Morales, Contract Planner
City of Adelanto Community Development Services Department-Planning Division
11600 Air Expressway Adelanto, CA 92301
lmorales@adelanto.ca.gov

If you have any questions, please contact Mr. Morales by email or by telephone at 760-246-2300 ext. 11188.

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 Project site is located on the southeast corner of Seneca Road and Pearmain Street, further identified as Assessor Parcel Number (APN) 3103-511-08. See Figure 1, *Location Map*, and Figure 2, *Location Vicinity Map/Aerial Photo*.

Location Data

City: Adelanto
County: San Bernardino
Region: Southern California- Victor Valley (High Desert)
Cross-Streets: Seneca Road and US 395
Assessor's Parcel Numbers: 3103-511-08
USGS 7.5 Minute Topographic Map: Adelanto, California, 2018
Section/Township/Range: 2/5N/5W
Latitude/Longitude: 34°30'44.2"N -117°24'6.59"W

PROJECT DESCRIPTION

The proposed Project is a business park incorporating office, retail, and self-storage spaces. The project consists of seven single-story buildings and two covered RV parking areas. The project is planned to be phased as follows: Phase One: Buildings A, B, C, D and Covered Parking A. Phase Two: Buildings E and F Phase Three: Building G and Covered Parking B Buildings A and G focus primarily on office and retail uses on the north side of the building, fronting Seneca Road. The south side will feature enclosed drive-up storage units. Thirteen of the office spaces and nine retail spaces will have direct access through a connecting door on the interior of the building to the assigned storage unit. These buildings will also include restrooms, a leasing office, a mail center, a print area, a lounge, and conference space.

Additionally, Buildings B, C, and F will offer various climate-controlled storage options. The outside of these buildings will feature drive-up storage units, while the interior conditioned space will feature walk-up storage units. Buildings D and E feature enclosed drive-up storage units and stretch along the west, south, and part of the east boundaries. Lastly, Covered Parking A and B feature storage for recreational vehicles like automobiles, boats, and trailers. The entrance and exits will come off Seneca Road only. The project provides a total of 58 parking spaces. The retail/office uses will be publicly accessible, while the storage portion of the project will be secured. There are two points of ingress/egress to the storage component of the project abutting Building A on each side. The south and west sides of the site will be secured by Buildings D and E while the east side will be a combination of Building F and a tube steel fence. 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: The Project's access will be from driveways located on Seneca Road.

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 Service:** The Project will connect to the 8-inch public sanitary sewer line on Seneca Road. The project proposes to install a new sewer lateral across Seneca Road.
- **Water Service:** The Project site will connect to the 12-inch public water main on Seneca Road. The project will install a new water meter along the sidewalk on Seneca Road.
- **Strom Drainage Improvements:** The existing site is undeveloped, relatively flat with existing drainage patterns generally conveying runoff northeasterly to Seneca Road, however a small portion of the site is tributary to the intersection of Pearmain Street and Seneca Road. There is runon from southerly off-site areas onto the property.

Site runoff will be by sheet flow and concentrated v-gutter, collected in drop inlets and ultimately to a proposed detention basin. Mitigated discharge from the site will be out onto Seneca Road toward the easterly property line.

Off-site runon drainage will be collected in a perimeter v-gutter located along the south and east sides of the property. This gutter will drain to the proposed detention basin.

A requirement of development is to limit proposed runoff to a condition below the existing peak flow. The aforementioned detention basin is proposed for this purpose.

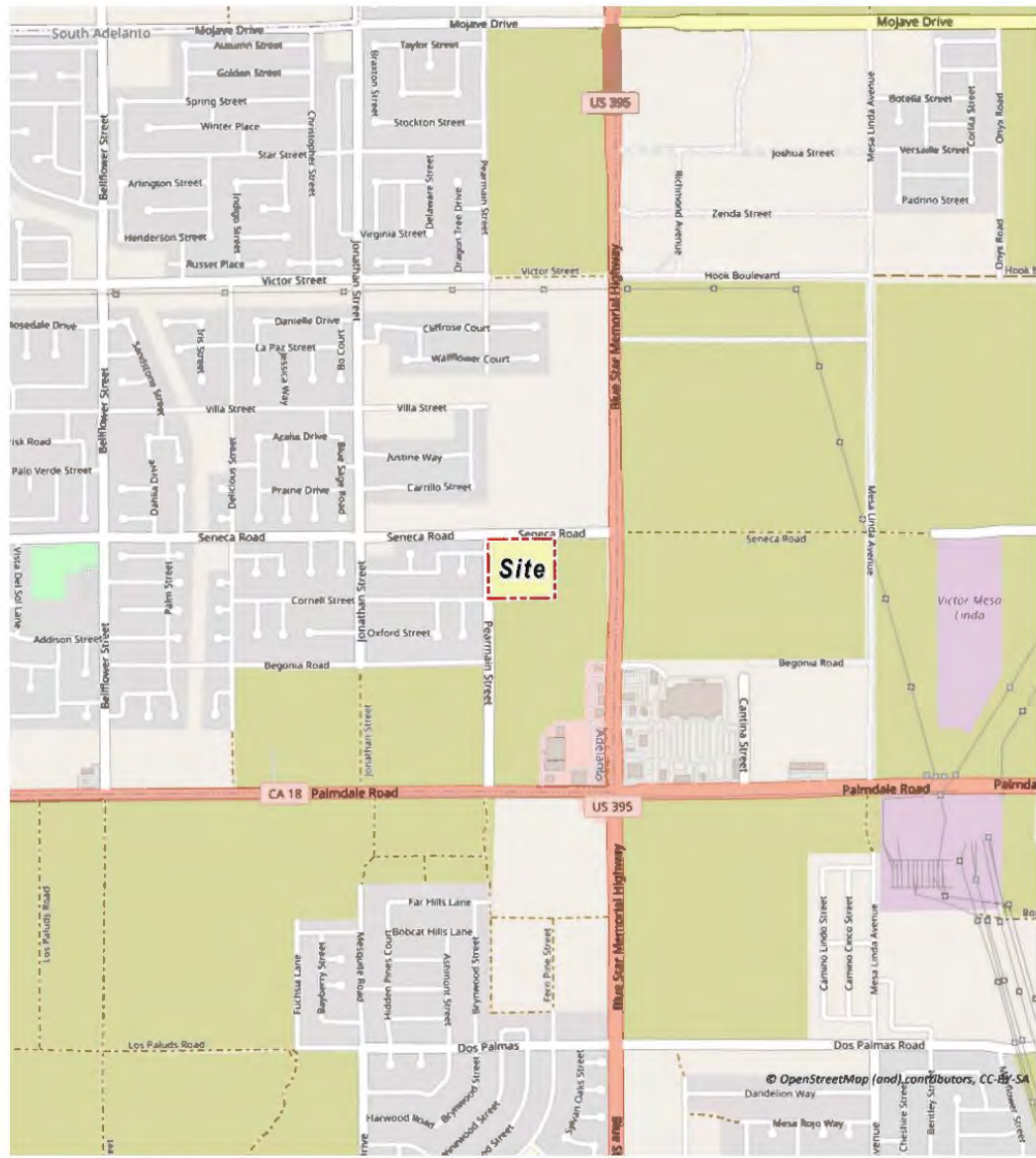
Construction Schedule: Construction is expected to commence in April 2025 and will last through December 2026. The construction schedule utilized in the analysis represents a "worst-case" analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent.¹ The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per CEQA guidelines.

Operational Characteristics: The proposed Project would operate as a mixed-use with retail, office and self-storage facilities. Tenants for both retail/office buildings are currently unknown. However, the self-storage facility will be operational 24 hours per day, 365 days per year, with exterior areas lit at night. Lighting would be subject to compliance with the City of Adelanto Municipal Code or CALGreen Code, which both require that lighting fixtures be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

ANTICIPATED SIGNIFICANT ENVIRONMENTAL EFFECTS: The IS/MND determined that no impacts or less than significant impacts related to Aesthetics, Air Quality, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazard and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Wildfire, and Mandatory Findings of Significance.

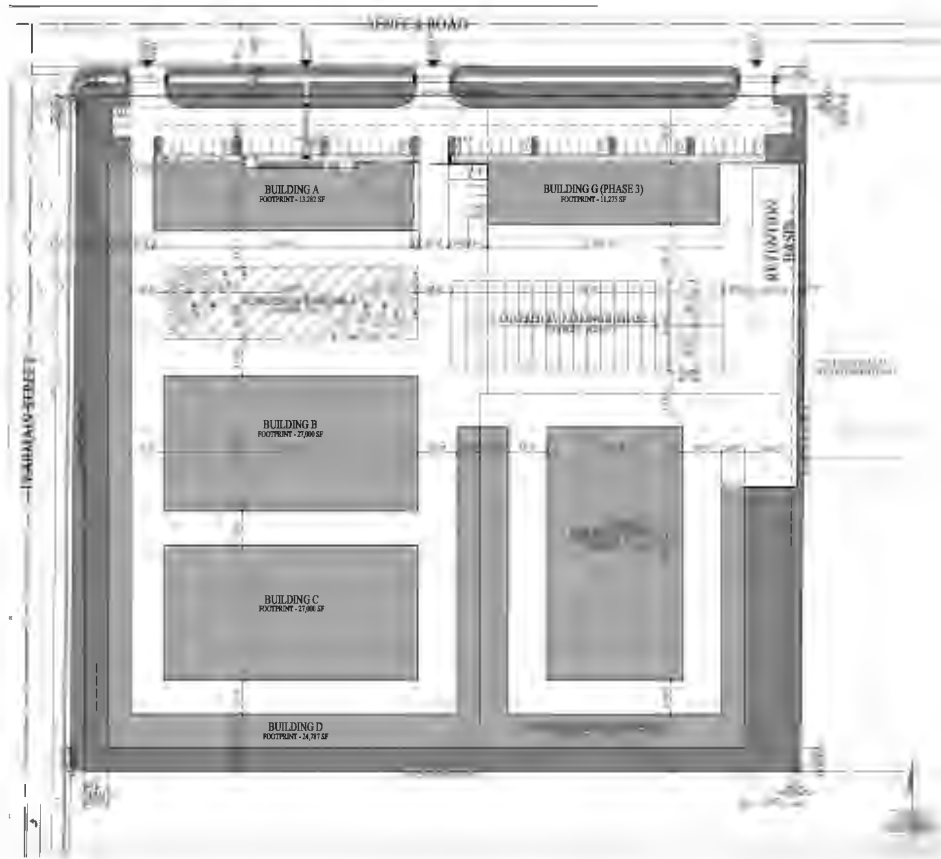
The IS/MND determined that impacts related to Biological Resources, Cultural Resources, Tribal Cultural Resource, and Utilities/Service Systems will be less than significant with mitigation.

Exhibit 1: Location Map



LEGEND:
N
[Red dashed box] Site Boundary

Exhibit 3: Site Plan



Buildings	Total Square Footage (SF)
Building A	12,732
Building B	27,000
Building C	27,000
Building D	24,787
Building E (Phase 2)	17,452
Building F (Phase 2)	27,000
Building G (Phase 3)	11,275
Sub-Total Buildings	147,246
Covered RV Spaces A	14, 637 (28 spaces)
Covered RV Spaces B (Phase 3)	19,200 (40 spaces)
Sub-Total RV Spaces	33,837 (68 spaces)
TOTAL ALL STRUCTURES	181,083

