

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Seneca Business Park and Storage Project (LDP 24-03)

Lead Agency: City of Adelanto Contact Person: Louis Morales
 Mailing Address: 11600 Air Expressway Phone: 760-246-2300 ext 11188
 City: Adelanto Zip: 92301 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Adelanto
 Cross Streets: Seneca Road and Pearmain Street Zip Code: 92301

Longitude/Latitude (degrees, minutes and seconds): 34 ° 30 '44.2" N / -117° 24 '6.59" W Total Acres: 9.67
 Assessor's Parcel No.: 3103-511-08 Section: 2 Twp.: 5N Range: 5W Base: _____
 Within 2 Miles: State Hwy #: US 395, SR 18 Waterways: None
 Airports: None Railways: None Schools: See attached sheet

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Land Development Plan

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 4700 Acres 0.11 Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 4700 Acres 0.11 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 13900 Acres 3.19 Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Parking and vehicle storage areas (5.34)

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant, Undeveloped / General Commercial (C)

Project Description: (please use a separate page if necessary)

See Attached Sheet.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 09/04/2024 Ending Date 09/23/2024

Lead Agency (Complete if applicable):

Consulting Firm: EPC Environmental, Inc Applicant: _____
Address: 11801 Pierce Street, Ste. 200 Address: _____
City/State/Zip: Riverside, CA. 92505 City/State/Zip: _____
Contact: Ernest Perea Phone: _____
Phone: 951-710-3010

Signature of Lead Agency Representative: Kevin P. Carr

Digitally signed by Kevin P. Carr
Date: 2024.08.30 17:38:53 -04'00'

Date: 8/30/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

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.

SCHOOLS WITHIN 2 MILES:

Taylion High Desert Academy
AV Learning Academy
Silverado High School
Desert Trails Preparatory School
Theodore Vick School