

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

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

Lead Agency: City of Adelanto

Contact Name: Luis Morales

Email: lmorales@ci.adelanto.ca.us

Phone Number: 760-246-2300

Project Location: Adelanto
City

San Bernardino
County

Project Description (Proposed actions, location, and/or consequences).

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.

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AIR QUALITY:

BMP AQ.1 Rule 403. BMP AQ.2 Rule 1113 Only "Low-Volatile Organic Compounds (VOC)" paints consistent with MDAQMD Rule 1113 shall be used.

BIOLOGICAL RESOURCES:

MM-BIO-1: Pre-Construction Rare Plant Survey. MM BIO-2. Pre-Construction Burrowing Owl Survey.

MM BIO-3. Pre-Construction Nesting Bird Survey. MM BIO 4. Biological Monitoring

MM-BIO-5: Pre-Construction Desert Tortoise Survey. MM BIO-6. Pre-Construction Survey for Mohave Ground Squirrel.

BMP BIO-1 Best Management Practices.

CULTURAL RESOURCES:

MM CUL-1. Contractor Awareness Training. MM CUL-2. Archaeological Monitoring MM CUL-3. Post-Review Discoveries.

TRIBAL CULTURAL RESOURCES:

MM TCR-1. Discovery of Pre-Contact and/or Historic-era Cultural Resources.

MM TCR-2 Copies of Archaeological/Cultural Documents

MM TCR-3 Inadvertent Discoveries of Human Remains/Funerary Objects

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.