



Notice of Preparation Subsequent Environmental Impact Report Adelanto Industrial Park Project

Date: May 29, 2025

To: State Clearinghouse, Governor's Office of Land Use and Climate Innovation; Agencies, Organizations, and Interested Parties; and Clerk of the Board, San Bernardino County

From: City of Adelanto Planning Division

Subject: Notice of Preparation and Scoping Meeting for the Adelanto Industrial Park Project Subsequent Environmental Impact Report (SEIR)

NOTICE IS HEREBY GIVEN that the City of Adelanto (City) will prepare a subsequent environmental impact report (SEIR) for the **Adelanto Industrial Park Project** (Project) pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082 (2). The Project proposes the development of seven industrial logistic buildings totaling 8,256,274 square feet on a 451-acre development site.

Purposes of the Notice of Preparation (NOP): The purpose of the NOP is for the City, as Lead Agency under CEQA, to gather input from agencies and the public regarding the potential environmental impacts of the project and the issues that should be addressed in the SEIR; and not merits of the Project, which will be the subject of future public hearings after the SEIR has been circulated for public review.

Written Comments: Please submit written comments referencing the **Adelanto Industrial Park Project (City File Nos. LDP 24-04 and TPM 20837)** by email or mail to:

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11600 Air Expressway
Adelanto, CA 92301
jhirsch@adelantoca.gov

Comment Period: May 30, 2025, to June 30, 2025, 5:00 pm.

Virtual Scoping Meeting: June 11, 2:00 PM.
<https://adelantoca.zoom.us/j/89616651757?pwd=j03cbUaDQptmesHuVW3LLjEjZPZGH8.1>

Meeting ID: 896 1665 1757. Passcode: 642631

Project Location

The 451-acre Project site is bounded by Airport Expressway to the north, Adelanto Road to the west, Cobalt Road to the east, and Rancho Road to the south. Refer to Figure 1, Regional Location Map, and Figure 2, Aerial Photo. The Project site is associated with the County of San Bernardino Assessor's Parcel Numbers: 0459- 451-51 to 62, and 0459-841-01 to 15.

Project Description

Site Area and Building Summary

The Project proponent, Mileski Holdings, LLC, proposes to construct seven industrial warehouse buildings, including office space, totaling 8,256,274 square feet of building area on approximately 451 acres of vacant, undeveloped land as summarized in Table 1 below.

Table 1. Building Summary

SITE AREA								
SIZE	BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6	BLDG 7	TOTAL
Net Acres (AC)	8.43	55.43	74.83	74.64	95.64	73.19	68.84	451.00
BUILDING AREA								
Warehouse	144,186	1,119,727	1,485,304	1,311,796	1,473,139	1,328,811	1,266,311	8,129,274
Office	7,000	20,000	20,000	20,000	20,000	20,000	20,000	127,000
Total	151,186	1,139,727	1,505,304	1,331,796	1,493,139	1,348,811	1,286,311	8,256,274

Phasing

The Project will be developed in 3 phases, as shown in Exhibit 5, *Phasing Plan*.

Infrastructure and Utilities

Generally, all infrastructure and utilities are available to serve the Project. However, off-site water and sewer extensions are required as shown in Figures 6 and 7.

Operational Characteristics

No building occupants are identified at this time, but the Project is designed to accommodate several types of logistic/warehouse facilities. The Project is expected to operate 365 days a year and 24 hours per day.

Land Use Entitlements

Location and Development Plan (LDP) 24-04

To allow the development of the Project site with buildings, parking, landscaping, road improvements, and related infrastructure.

Tentative Parcel Map (TPM) 20837

The Project site will be subdivided into fewer than five parcels for financing purposes.

CEQA Approach

On July 8, 2009, the City Council approved the Adelanto Gateway Logistics Center Project (LDP 08-03 and GPA 08-04) for nine proposed industrial buildings totaling approximately 7 million square feet in gross floor area on approximately 502 acres. Concurrently with the approval of LPD 08-03 and GPA 08-04, an EIR (SCH No. 2008071129) was certified by the City. The original project was never developed. The City has determined that a Subsequent Environmental Impact Report (SEIR) will be required for the subsequent Project for the following reasons:

- 1. Substantial Project Changes:** Increases the developable area approximately 52 acres (399 acres to 451 acres), and increases the building square footage allowed by 1,320,876 square feet (6,935,398 sf to 8,256,274 sf). The increase is a result of no longer having to provide right-of-way for interchange improvements for the High Desert Corridor, which is now being proposed as a high-speed rail line only, and not a highway.
- 2. Substantial Changes in Circumstances:** Environmental conditions and regulatory requirements have changed since the initial EIR was certified in 2009.
- 3. Availability of New Information:** New information is available regarding vehicle trip generation that impacts air quality, greenhouse gas emissions, and vehicle miles traveled (VMT).

The following environmental topics will be evaluated in the SEIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Figure 1 - Regional Location Map



Figure 2-Aerial Photo/Local Vicinity Map

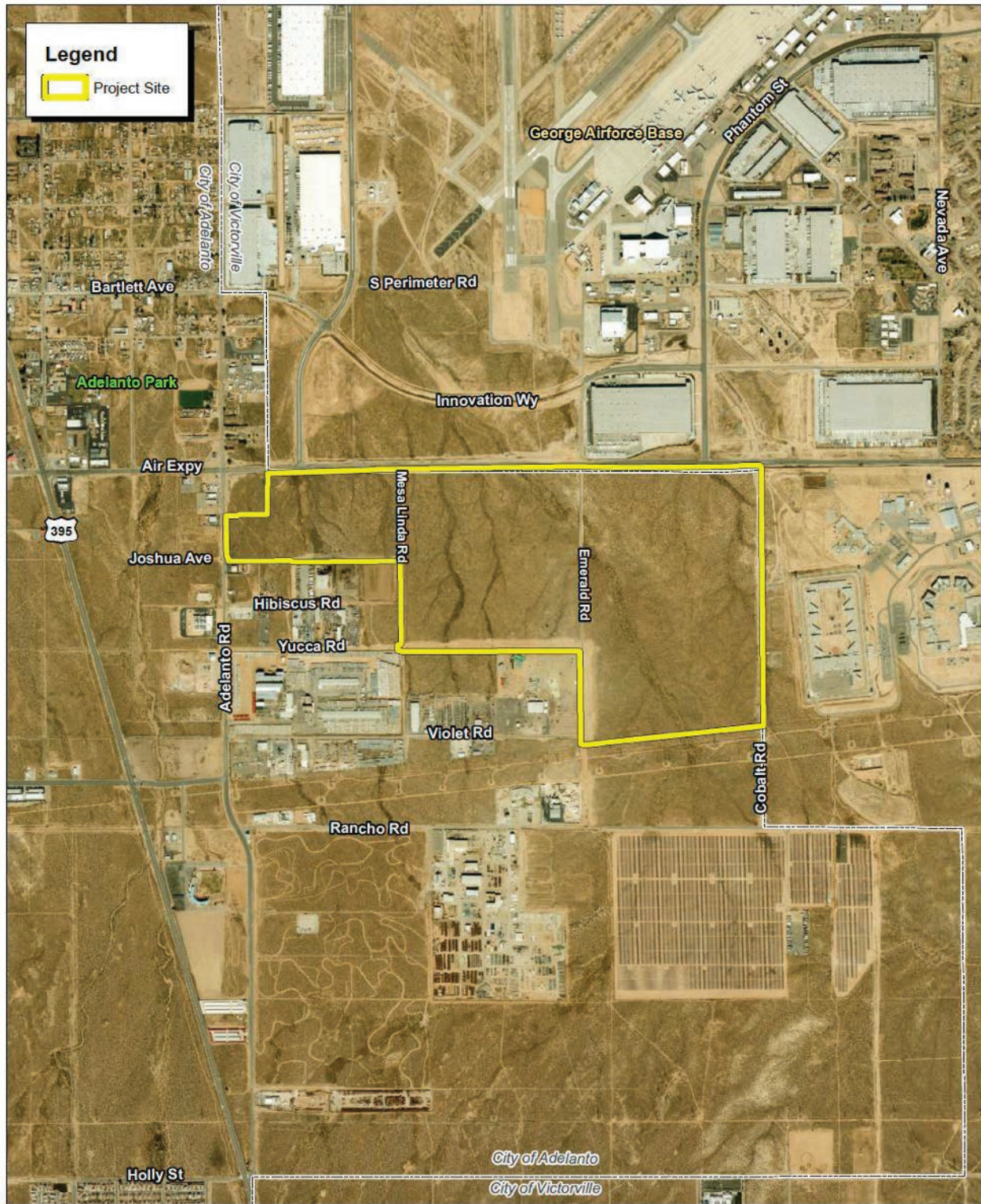


Figure 3-USGS Quad Map

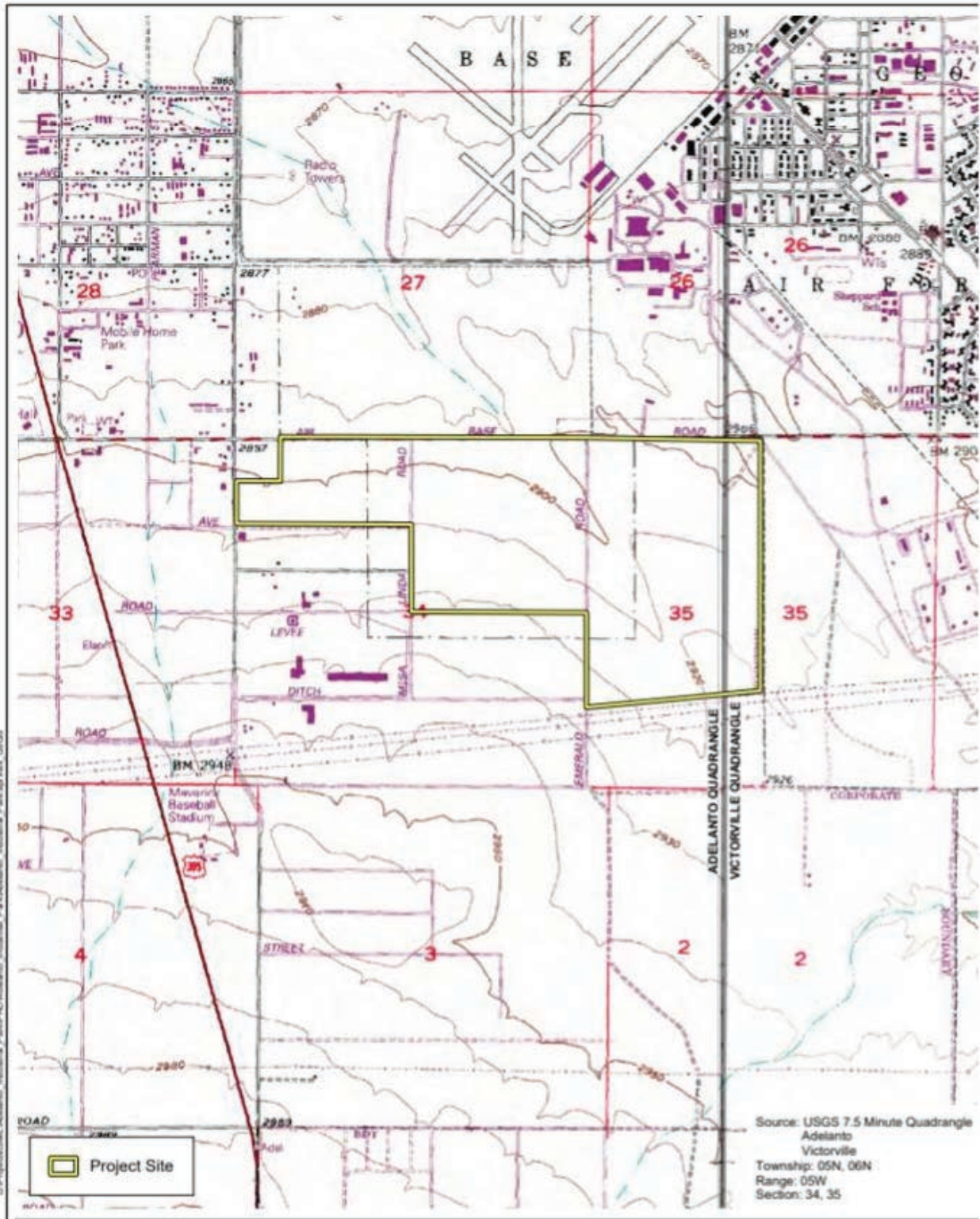


Figure 4-Master Site Plan

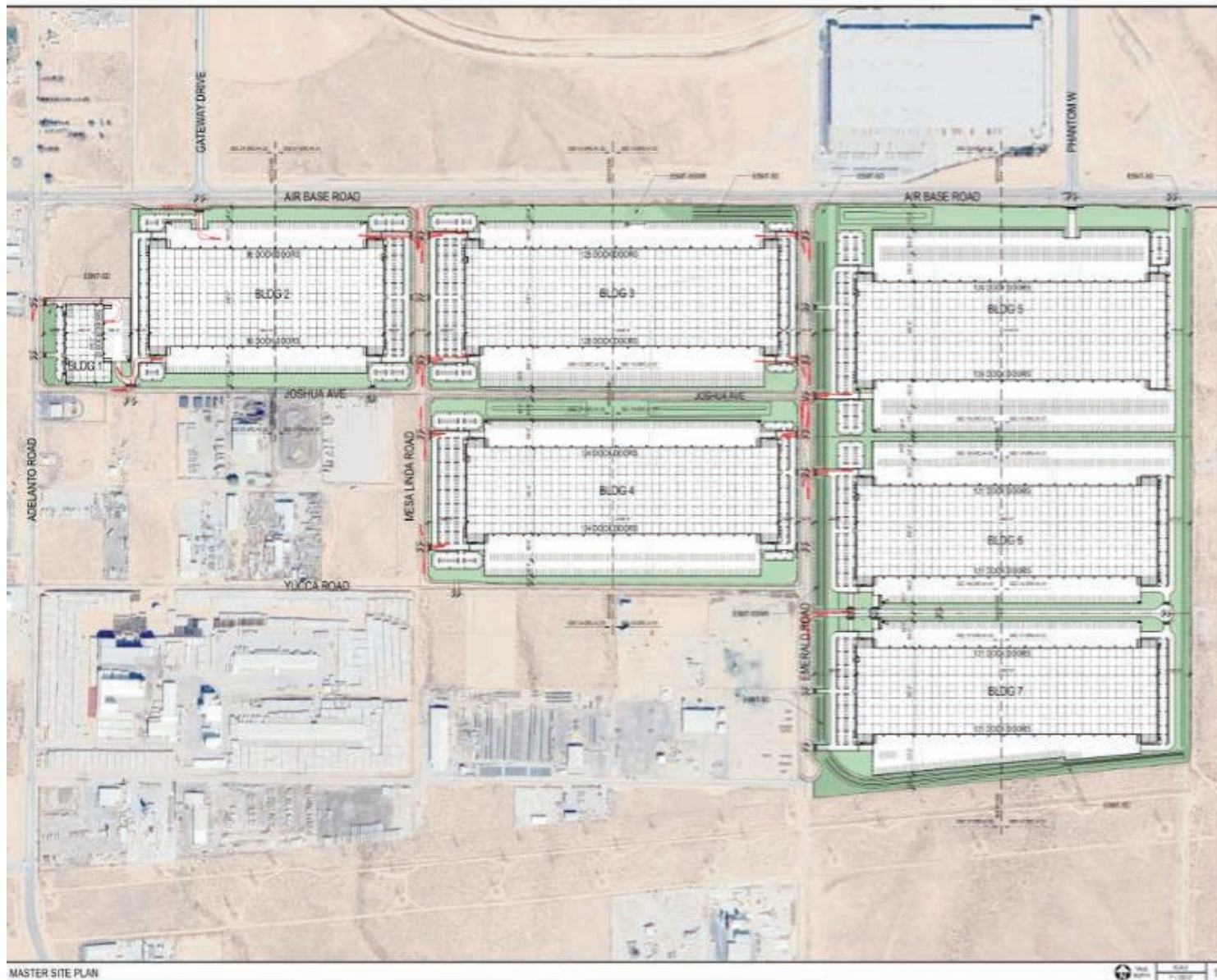


Figure 5-Phasing Plan

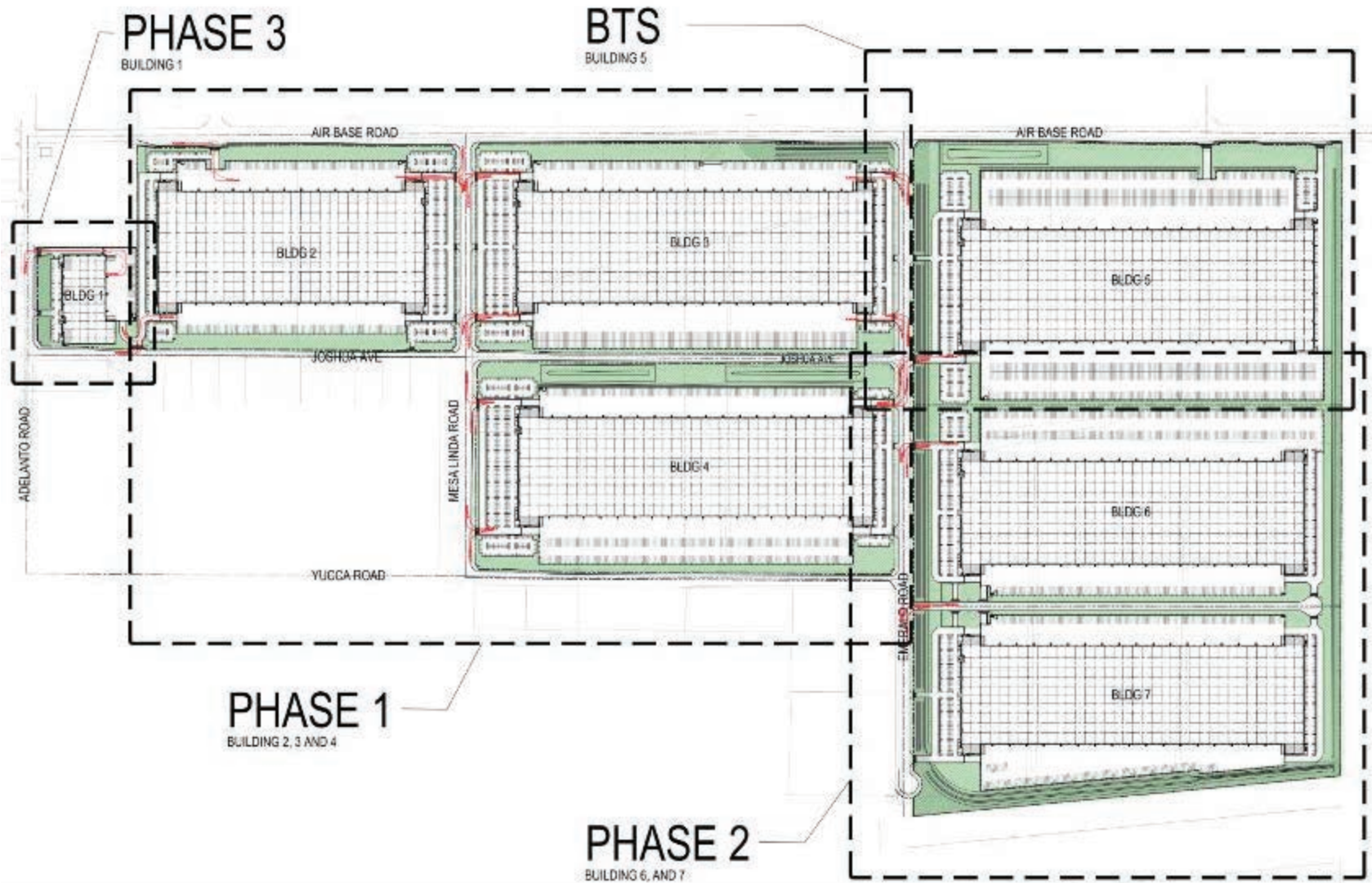


Figure 6-Off-Site Water and Sewer Infrastructure- Option A

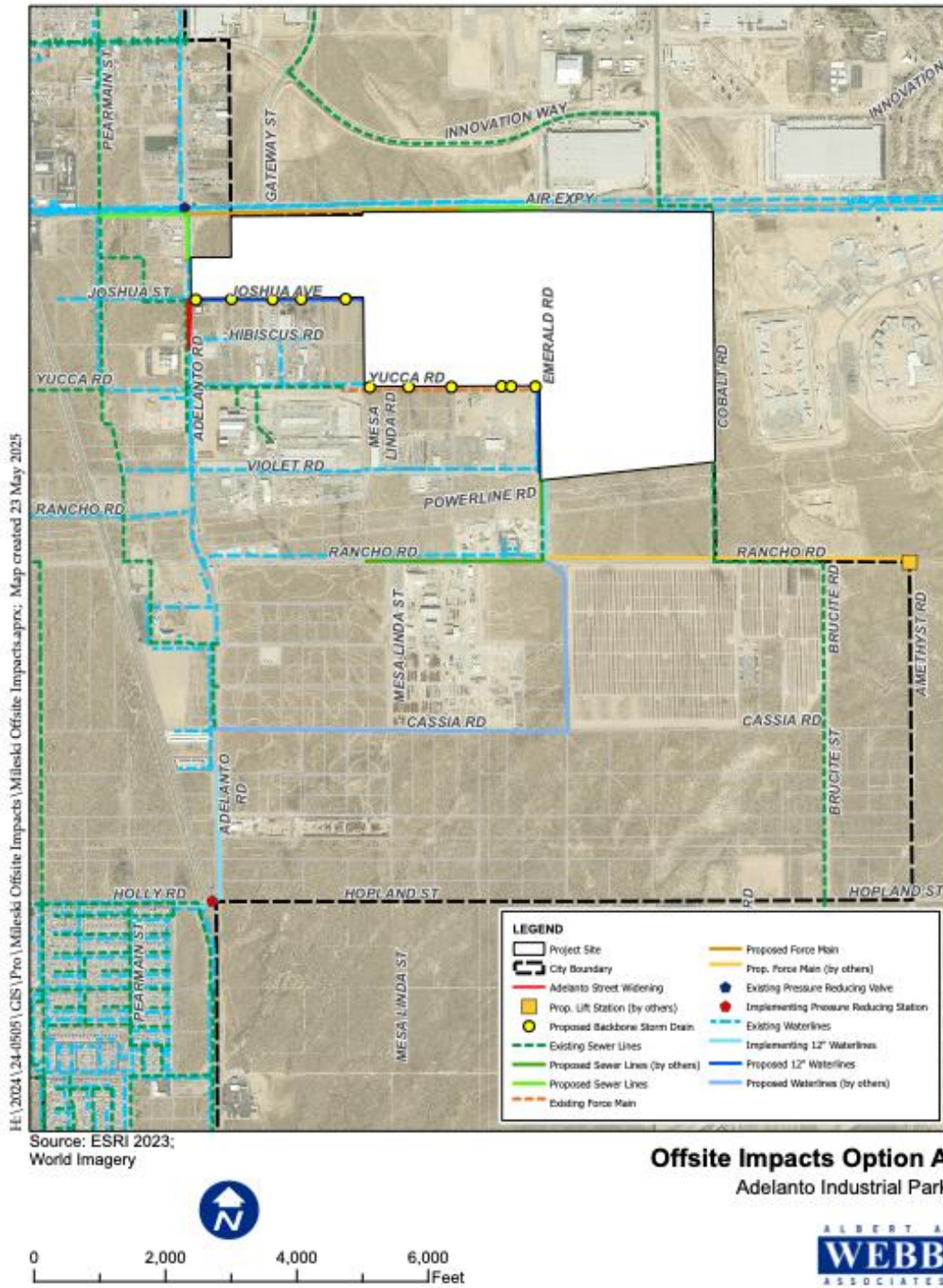


Figure 7- Off-Site Water and Sewer Infrastructure- Option B

