

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 #: 2008071129

Project Title: Adelanto Gateway Logistics Center

Lead Agency: City of Adelanto

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Project Location: Adelanto
City

San Bernardino
County

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

The Project would develop seven industrial warehouse and distribution buildings totaling approximately 8.26 million square feet on approximately 451 acres, under Land Development Permit (LDP) 25-02 and Tentative Parcel Map No. 20837. Buildings would range from approximately 151,000 to 1.5 million square feet and include warehouse and ancillary office space. Up to 20 percent of total floor area may be used for cold storage. Site improvements include landscaping, parking, stormwater retention and infiltration, water and sewer infrastructure, roadway and intersection improvements, and dry utilities. Construction is expected from October 2027 through December 2030. The buildings are designed to be all-electric and served by Southern California Edison. If SCE cannot serve a building when it is ready for occupancy, the Applicant may install natural gas generation at up to three buildings (22.5 megawatts combined) until SCE service begins, subject to a Conditional Use Permit and MDAQMD permits. This SEIR updates the 2009 EIR (SCH No. 2008071129) for the site.

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

Significant and unavoidable: (1) inconsistency with the applicable air quality plan; (2) operational emissions of VOC, NOx, CO, and PM10 above MDAQMD thresholds (PM2.5 also while the natural gas option is in use); (3) cumulative air quality; (4) greenhouse gas emissions; and (5) conflict with GHG reduction plans while the natural gas option is in use. MM AQ-4 and MM AQ-6 through MM AQ-22 and MM GHG-1 reduce these impacts but not below significance.

Less than significant with mitigation:

Air quality (construction): MM AQ-1 through MM AQ-3, MM AQ-5, MM AQ-23.

Biological resources: MM BIO-1, Pre-construction Rare Plant Clearance Survey; MM BIO-2, Rare Plant Compensatory Mitigation; MM BIO-3, California Desert Native Plant Act Focused Survey; MM BIO-4, Comply with the Western Joshua Tree Conservation Act; MM BIO-5, Crotch's Bumble Bee Survey; MM BIO-6, Burrowing Owl Avoidance and Mitigation Program; MM BIO-7, Mohave Ground Squirrel Avoidance and Mitigation Program; MM BIO-8, Pre-construction Desert Kit Fox and American Badger Survey; MM BIO-9, Pre-construction Nesting Bird Survey; MM BIO-10, Landscaping Plan Review; MM BIO-11, Regulatory Permits-Jurisdictional Waters; MM BIO-12, Mitigation and Monitoring Plan-Jurisdictional Waters. Cultural resources: MM CUL-1, Cultural Resources Management Program; MM CUL-2, Archaeological Monitoring; MM CUL-3, Inadvertent Discovery of Archaeological Resources.

Hazards (airspace): MM HAZ-1, Airspace Obstruction Clearance.

Noise (construction): MM NOI-1, Construction Noise.

Tribal cultural resources: MM TCR-1, Archaeological and Tribal Monitoring; MM TCR-2, Pre-Grading Conference; MM TCR-3, Inadvertent Discovery of Artifacts During Ground Disturbance; MM TCR-4, Treatment of Cultural Resources During Project Implementation.

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

The Native American Heritage Commission commented on tribal consultation and the treatment of cultural resources and human remains. The California Department of Fish and Wildlife requested focused surveys and avoidance-first mitigation for burrowing owl, desert tortoise, Mohave ground squirrel, Crotch's bumble bee, and western Joshua tree. Other known issues: significant and unavoidable air quality and greenhouse gas impacts; the natural gas generation option; the Federal Aviation Administration's preliminary finding that two corners of Building 3 would exceed the Runway 35 approach surface; and development of land the 2009 site plan reserved for the High Desert Corridor.

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

California Department of Fish and Wildlife (trustee and responsible agency)
Lahontan Regional Water Quality Control Board
Mojave Desert Air Quality Management District
City of Victorville

Other agencies with permit authority: U.S. Army Corps of Engineers (Clean Water Act Section 404, if off-site improvements affect waters of the United States); Federal Aviation Administration (14 CFR Part 77 determinations).