

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 # 2008071129

Project Title: Adelanto Gateway Logistics Center-Location Development Plan (LDP) No. 25-02

Lead Agency: City of Adelanto

Contact Person: James Hirsch

Mailing Address: 11600 Air Expressway

Phone: 425-652-5539

City: Adelanto

Zip: 92301

County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Adelanto

Cross Streets: Adelanto Road/Air Expressway Zip Code: 92301

Longitude/Latitude (degrees, minutes and seconds): 34 ° 34 ' 15.2" N / 117 ° 23 ' 23.9" W Total Acres: 451

Assessor's Parcel No.: see page 3

Section: 34, 35 Twp.: 6N

Range: 5W Base: _____

Within 2 Miles: State Hwy #: US 395

Waterways: Mojave River

Airports: Southern California Log

Railways: BNSF

Schools: Gus Franklin Jr. Ele

Document Type:

CEQA: ☐ NOP	☐ Draft EIR	NEPA: ☐ NOI	Other: ☐ Joint Document
☐ Early Cons	☒ Supplement/Subsequent EIR	☐ EA	☐ Final Document
☐ Neg Dec	(Prior SCH No.) <u>2008071129</u>	☐ 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: _____

Development Type:

☐ Residential: Units _____ Acres _____	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☒ Industrial: Sq.ft. <u>8.3M</u> Acres <u>451</u> Employees <u>7,197</u>	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant-Undeveloped/Manufacturing Industrial (M-I)

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

See Page 3

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".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>8</u>	☐ Public Utilities Commission
☒ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>6</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date September 23, 2026 Ending Date November 6, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPC Environmental, Inc</u>	Applicant: <u>Mileski Holdings</u>
Address: <u>11801 Pierce St Suite 200</u>	Address: <u>1971 W 190th St</u>
City/State/Zip: <u>Riverside, CA 92505</u>	City/State/Zip: <u>Torrance, CA 90504</u>
Contact: <u>Ernest Perea</u>	Phone: <u>310-715-1300</u>
Phone: <u>(951) 710-3010</u>	

Signature of Lead Agency Representative: James Hirsch Date: 09/16/2026

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

Assessor's Parcel Numbers: 0459-451-51, 0459-451-62, 0459-841-01 to -15

Project Description:

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.