

## Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting

**Date:** February 10, 2023

**To:** State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties

**From/Lead Agency:** Town of Apple Valley, Planning Department

**Contact Person:** Daniel Alcayaga, Planning Manager; [dalcayaga@applevalley.org](mailto:dalcayaga@applevalley.org) / 760.240.7000 x7200

**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the 1M Warehouse Project

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the Town of Apple Valley (Town), as lead agency, is commencing preparation of an environmental impact report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with implementation of the 1M Warehouse Project (Project).

The Town is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming EIR. In accordance with CEQA, the Town requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

### Project Location

This approximately 68.2-acre Project site is located in the northern part of the Town, which is within the Victor Valley Region of San Bernardino County (Figure 1, Project Location). The Project is located in the northeast quadrant of Central Road and Lafayette Street. The Project site is located south of Johnson Road, east of Central Road, north of Lafayette Street, and west of Sycamore Lane. The Project site consists of Assessor's Parcel Numbers 0463-241-02 and 0463-241-03. The building would be approximately 1,080,125 square feet. The Project would involve associated improvements, including loading docks, truck and vehicle parking, and landscaped areas. Specifically, the Project site is located in Section 23, Township 6N, Range 3W, as depicted on the U.S. Geological Survey Apple Valley North, California 7.5-minute topographic quadrangle maps. Regional access to the Project site is provided via Interstate 15, located approximately 4.6 miles west of the Project site.

### Project Summary

The Project would include the construction of a single industrial/warehouse building and associated improvements on 68.2 acres of vacant land (see Figure 2, Conceptual Site Plan) The building would be approximately 1,080,125 square feet. The Project would involve associated improvements, including loading docks, truck and vehicle parking, bike parking, and landscaped areas.

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## Potential Environmental Impacts of the Project

An initial study has been prepared to accompany this NOP and to inform the scope and content of the EIR. As discussed in the initial study, the EIR will evaluate whether implementation of the Project may potentially result in one or more significant environmental impacts. The potential environmental effects to be addressed in the EIR will include, but may not be limited to, the following:

Aesthetics	Geology and Soils	Noise
Air Quality	Greenhouse Gas Emissions	Public Services
Biological Resources	Hazards and Hazardous Materials	Transportation
Cultural Resources	Hydrology and Water Quality	Tribal Cultural Resources
Energy	Land Use and Planning	Utilities and Service Systems

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and Project alternatives.

## Public Scoping Comment Period and Meeting

### Public Scoping Comment Period

The Town has established a 30-day public scoping period from **February 10, 2023, through March 13, 2023**. During the scoping period, the Town's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding the scope and content of the environmental information to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects.

During this period, this NOP and the Project's initial study may be accessed electronically at the following website:

<https://www.applevalley.org/services/planning-division/environmental>

This NOP and the Project's initial study are also available for review in person at Apple Valley Town Hall (Planning Department, 14955 Dale Evans Parkway, Apple Valley, California 92307) and at the San Bernardino County Library (14901 Dale Evans Parkway, Apple Valley, California 92307).

### Public Scoping Meeting

During the 30-day public scoping period, the Town will also hold a public scoping meeting on **February 23, 2023, at 5:00 p.m.** at Apple Valley Town Hall (14955 Dale Evans Parkway, Apple Valley, California 92307). The public scoping meeting will provide an additional opportunity to receive and disseminate information, identify potential environmental issues of concern, and discuss the scope of analysis to be included in the EIR. The scoping meeting is not a public hearing, and no decisions on the Project will be made at this meeting. It is an additional opportunity for agencies, organizations, and the public to provide scoping comments in person on what environmental issues should be addressed in the EIR. All public agencies, organizations, and interested parties are encouraged to attend and participate in this meeting.

## Scoping Comments

All scoping comments must be received in writing by **5:00 p.m. on March 13, 2023**, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible

agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

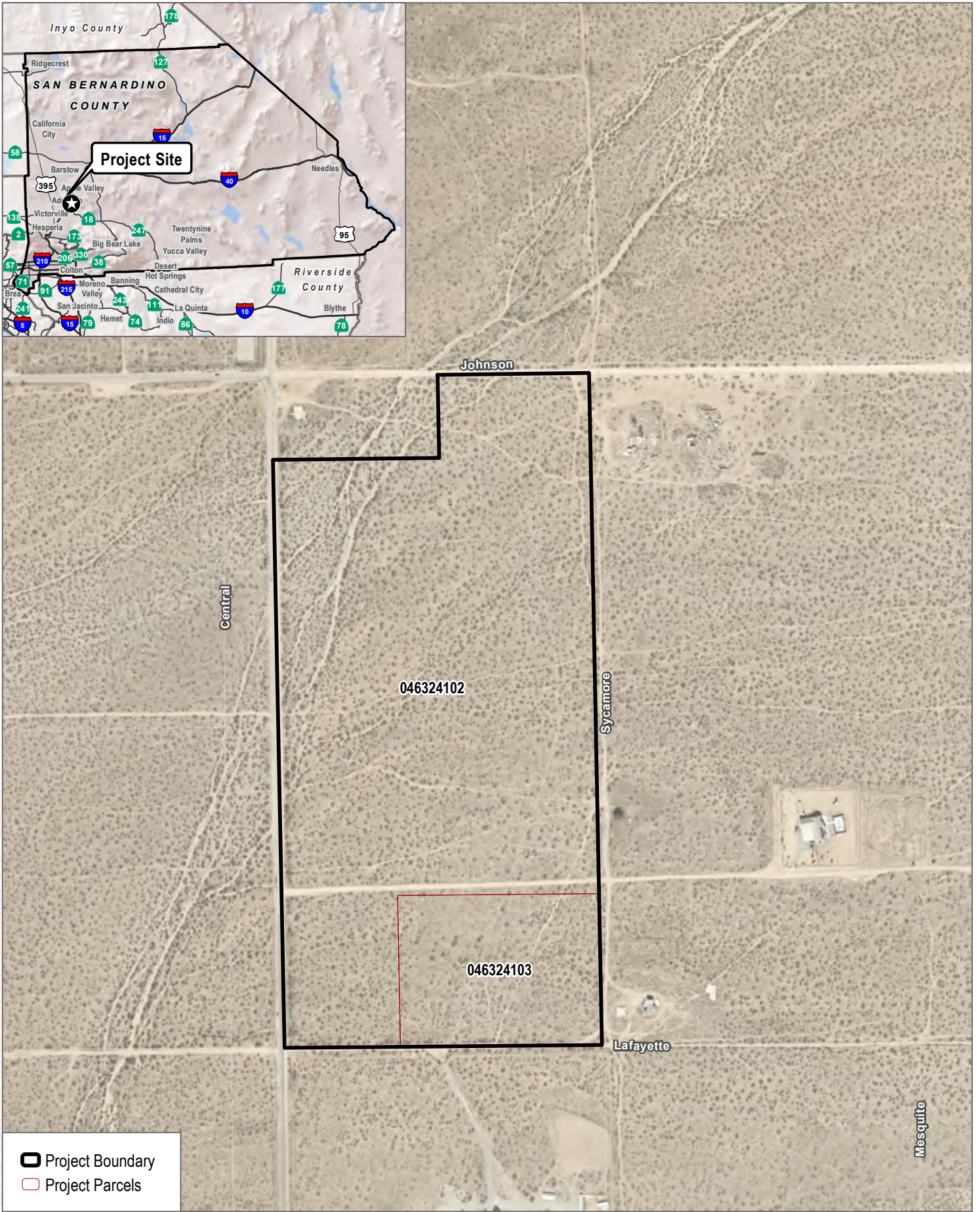
Daniel Alcayaga, Planning Manager  
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Phone: 760.240.7000 ext. 7200  
Email: [dalcayaga@applevalley.org](mailto:dalcayaga@applevalley.org)

**Attachments:**

*Figure 1, Project Location*

*Figure 2, Conceptual Site Plan*



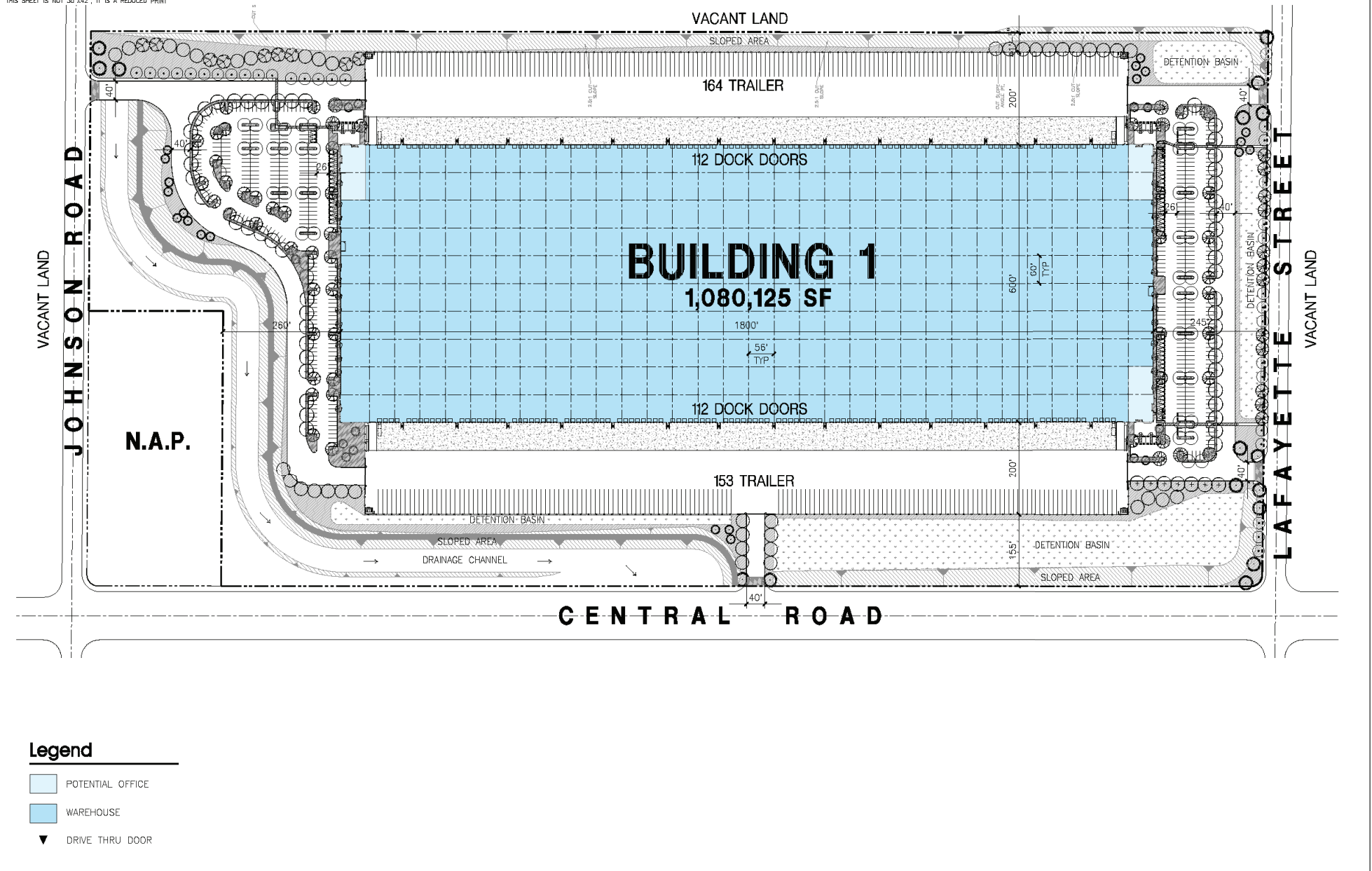


SOURCE: DigitalGlobe 2017; San Bernadino County 2021

**FIGURE 1**  
**Project Location**  
 1M Warehouse Project



THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT



**Legend**

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

**FIGURE 2**

Conceptual Site Plan

1M Warehouse Project