



Town of Apple Valley

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: August 16, 2023
To: State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties
From/Lead Agency: Town of Apple Valley, Planning Department
Subject: Notice of Availability of a Draft Environmental Impact Report for Apple Valley 143 Project

The Town of Apple Valley (Town), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) to evaluate the environmental effects associated with the Apple Valley 143 Project (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is publicly available for a 45-day review and comment period. The Town is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section 15087). The Draft EIR assesses the potential environmental impacts resulting from construction and operation of the Project, including any required off-site improvements.

Project Location

The approximately 143-acre Project site is in the northern part of the Town of Apple Valley (Town), which is within the Victor Valley Region of San Bernardino County. The Project site is located on the northeast quadrant of I-15 and Stoddard Wells Road. The Project site is located south of Johnson Road (unpaved), approximately 0.25 miles west of Grasshopper Road (unpaved), north of Stoddard Wells Road, and east of I-15.

The Project also includes an approximately 7.9-mile off-site utilities alignment within Town rights-of-way for a proposed water line. This alignment includes the following roadways: approximately 1.7 linear miles in Stoddard Wells Road, approximately 2.3 linear miles in Johnson Road, approximately 1.7 linear miles in Outer I-15 Road, approximately 0.67 mile in Falchion Road, and approximately 1.5 miles in Apple Valley Road.

The Project site consists of Assessor's Parcel Numbers (APNs) 047-221-105, 047-221-106, 047-221-115, 047-222-206, and 047-222-211. Specifically, the Project site is located in Sections 13 and 14, Township 6N, Ranges 3W and 4W, as depicted on the U.S. Geological Survey Apple Valley North and Victorville, California 7.5-minute topographic quadrangle maps.

Project Summary

The Project would include construction of three industrial/warehouse buildings and associated improvements on 143 acres of vacant land. Building 1, the southernmost building, would be approximately 615,000 square feet, Building 2, the center building, would be approximately 1,222,500 square feet, and Building 3, the northernmost building, would be approximately

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682,500 square feet. In total, the Project would provide 2,520,000 square feet of industrial/warehouse space and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and landscape area. The layout of the buildings is most representative of a high-cube warehousing land use. However, as a specific end-user is not in place for the proposed project, a 15% High-Cube Cold Storage Warehousing and 85% High-Cube Fulfillment Center Warehousing split of the total building square footage, was applied to provide a conservative analysis in the event that a small portion of the facility is used for cold storage.

Buildings 1 and 3 would have a maximum building height of 50 feet, measured from the finished floor to the top of building parapets, and Building 2 would have a maximum building height of 52 feet. Building 1 would have a floor area ratio (FAR) of 0.451, Building 2 would have a FAR of 0.391, and Building 3 would have a FAR of 0.420.

The Project would include improvements along Stoddard Wells Road and Johnson Road, including frontage landscaping and pedestrian improvements. A variety of trees, shrubs, plants, and land covers would be planted within the Project frontage's landscape setback area, as well as within the landscape areas found around the proposed industrial/warehouse buildings and throughout the Project site. The Project would also involve the off-site construction of Outer I-15 Road on the eastern boundary of the Project Site. This would be a public road once constructed.

Project Impacts

Both the Initial Study that accompanied the Notice of Preparation and the Draft EIR found that the Project would result in no impact or a less-than-significant impact for the following environmental topics: aesthetics, energy, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, utilities and service systems, and wildfire.

With the incorporation of mitigation measures identified in the Draft EIR, potentially significant impacts would be reduced to less than significant for the following environmental topics: biological resources; cultural, tribal cultural, and paleontological resources; geology and soils, and hazards, hazardous materials.

The Draft EIR concluded that the Project would have significant and unavoidable impacts, even with mitigation measures incorporated, for the following environmental topics: air quality, greenhouse gas emissions, and transportation.

The CEQA Guidelines also require this notice to indicate whether or not the Project site is included on any of the lists of sites enumerated under Section 65962.5 of the Government Code (the Cortese List). As further discussed in the Initial Study that accompanied the Notice of Preparation and the Draft EIR, the Project site is not included on the Cortese List.

Public Comment Period

The public comment period for this Draft EIR will begin on August 16, 2023, and end on October 2, 2023.

Copies of the Draft EIR are available for review online at the following website: <https://www.applevalley.org/services/planning-division/environmental>. The document is also available for review at the Apple Valley Town Hall, Planning Department (14955 Dale Evans Parkway, Apple Valley, California 92307) Monday through Thursday from 8:00 a.m. to 4:00 p.m., Friday from 8:00 a.m. to 3:00 p.m. (closed on alternate Fridays) and at the San Bernardino County Library (14901 Dale Evans Parkway, Apple Valley, California 92307) Monday through Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 a.m. to 6:00 p.m., and on Saturday 9:00 a.m. to 5:00 p.m.

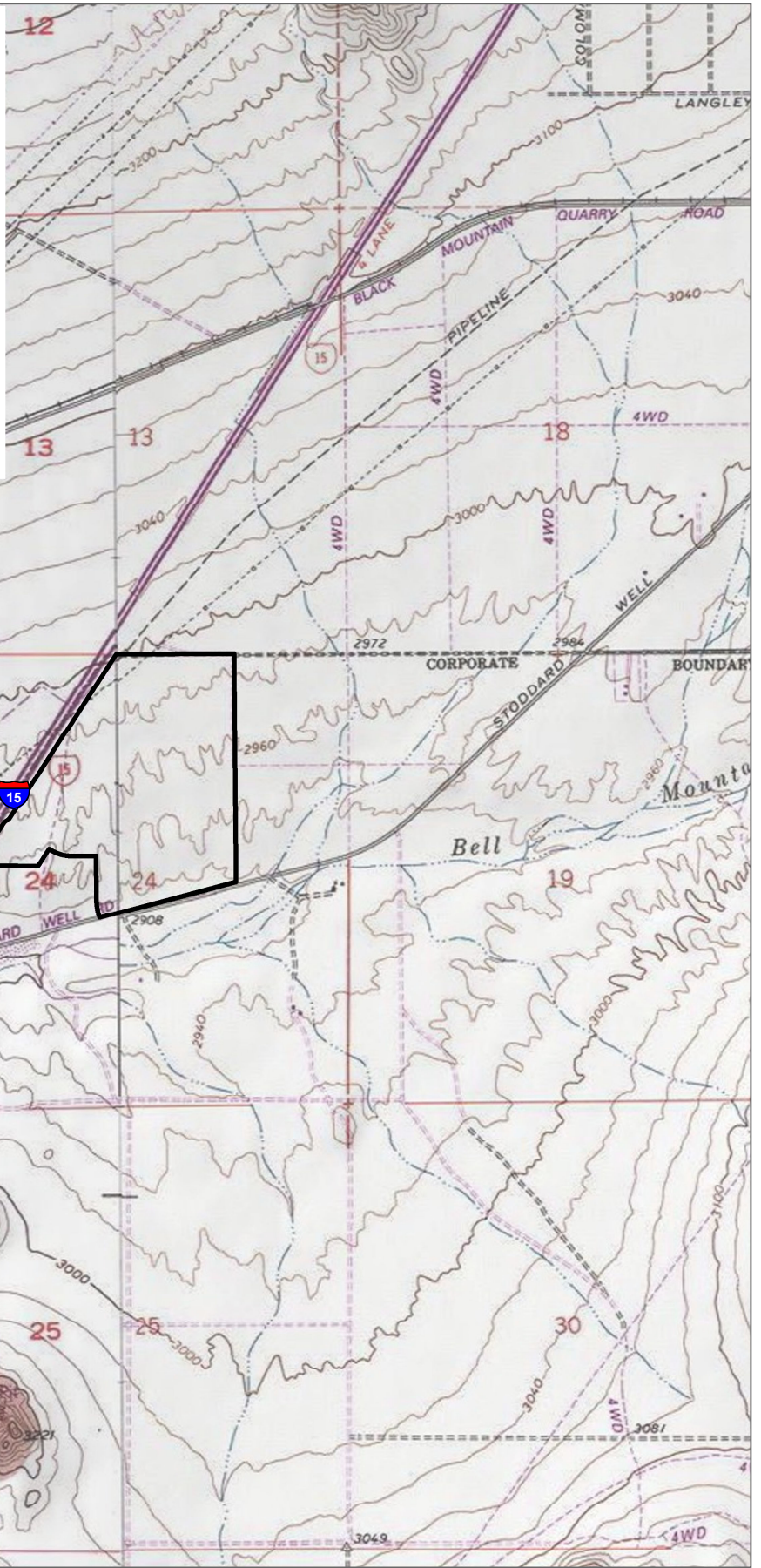
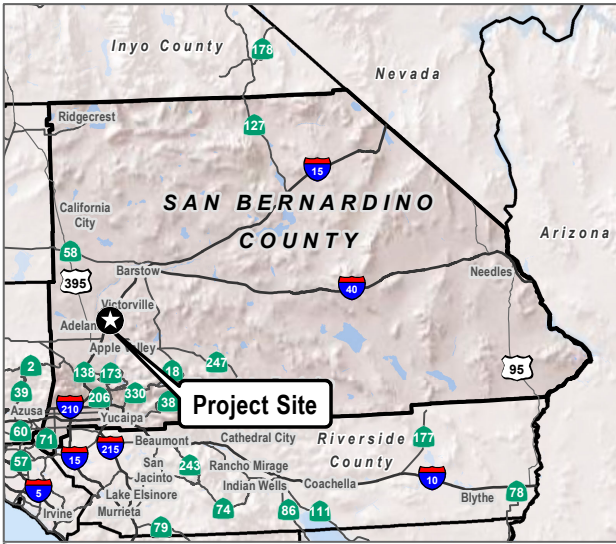
The Town requests that comments pertaining to the content of the Draft EIR be made in writing and addressed to Mr. Daniel Alcayaga at the Town of Apple Valley, Planning Department, 14955 Dale Evans Parkway, Apple Valley, California 92307. Written comments may also be sent by


email to Mr. Alcayaga at dalcayaga@applevalley.org. Comment letters and emails must be received by 5:00 p.m. on October 2, 2023.

Public Hearing

A public hearing at which the Town of Apple Valley Planning Commission will consider for recommendation to the Apple Valley Town Council the Project, the requested Project entitlements, and the Draft EIR has yet to be scheduled. Once this hearing has been scheduled, a separate notice of public hearing will be publicly circulated consistent with all applicable public noticing requirements set forth by the Town.

Attachments: Figure 1, Project Location
Figure 2, Site Plan

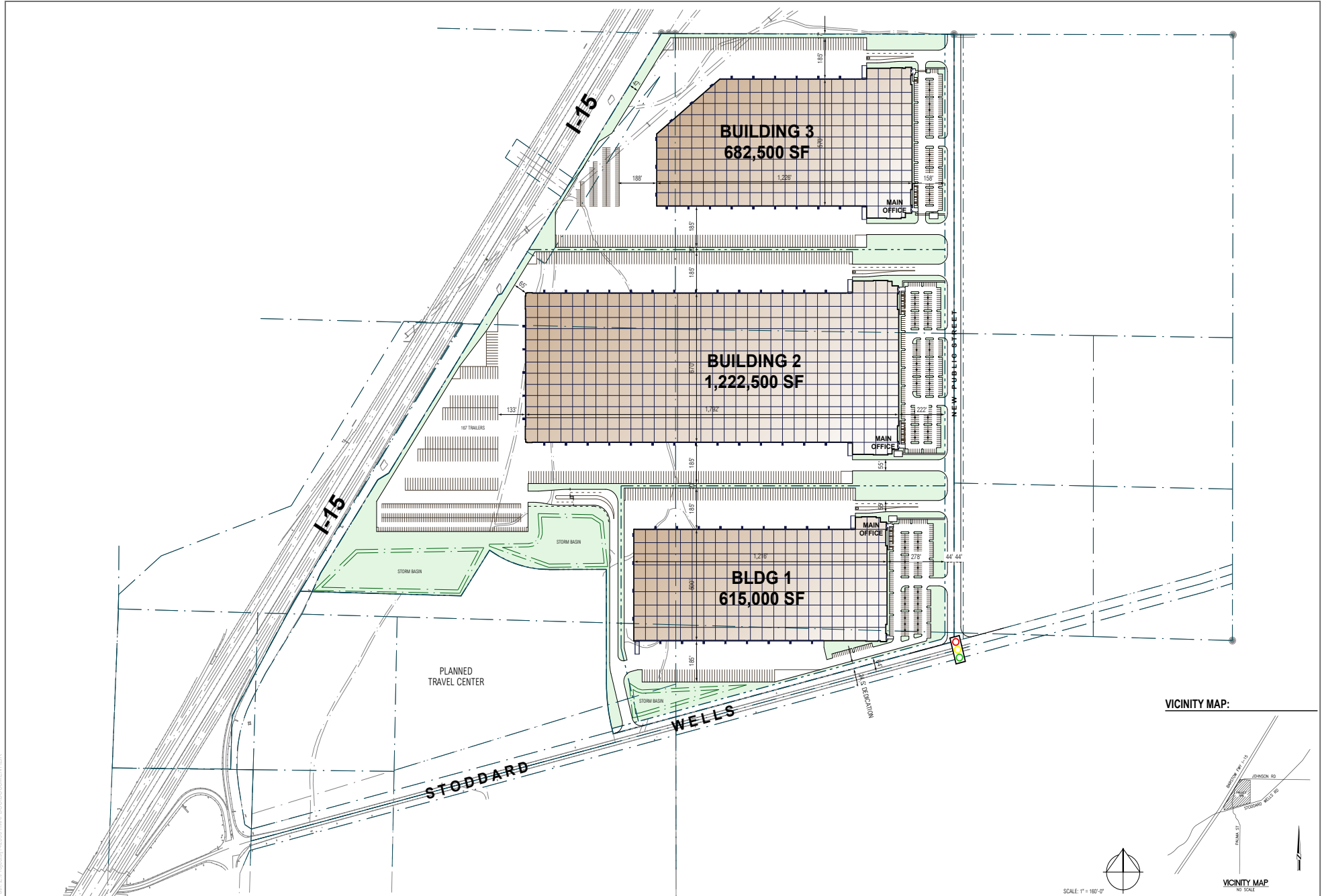


 Project Boundary

SOURCE: USGS 7.5-minute Series Victorville and Apple Valley North Quadrangles

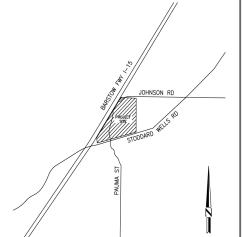


FIGURE 1
Project Location
Apple Valley 143 Project



SOURCE: RGA, 2023

VICINITY MAP:



VICINITY MAP
1/4" = 500'



SCALE: 1" = 1500'