



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

Date: September 1, 2023

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

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

Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the Cordova Complex and Quarry at Pawnee Warehouse Project

This Notice of Preparation (NOP) has been prepared to notify agencies, organizations, 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 Cordova Complex and Quarry at Pawnee Warehouse Project (Project). The Project applicant, Synergy Consulting, has submitted an application to the Town for review and approval of the Project along with requested entitlements.

The Town is requesting input from agencies, organizations, and interested parties, 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 overview of the environmental resource topics to be addressed in the EIR.

Project Location

The Project includes two sites: the Cordova Complex site and the Quarry at Pawnee site located within the northern portion of the Town, which is within the Victor Valley Region of San Bernardino County (Figure 1, Cordova Complex and Quarry at Pawnee Project Location). The 85.93-acre Cordova Complex site is bounded by Cordova Road to the north, Navajo Road to the east, Johnson Road to the south, and Dachshund Road Avenue to the west (see Figure 2, Cordova Complex Project Site). The Project site consists of Assessor's Parcel Numbers (APNs) 0463-213-05, 06, 07, 08, 09, 16, 33, 34, 35, and 36. The 76.34-acre Quarry at Pawnee site is bounded by Quarry Road to the north and Flint Road to the east (See Figure 3, Quarry at Pawnee Project Site). The Project site consists of APNs 0463-214-06, 07, 08, and 09. The Cordova Complex site is approximately 1,400 feet southwest of the Quarry at Pawnee site, as shown on Figure 1.

Specifically, the Project site is located in Section 15 and 16, Township 6 North, Range 3 West, 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 and State Route 18.

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Project Summary

The proposed Project includes the construction and operation of two concrete, tilt-up-construction, high-pile storage warehouse buildings, the Cordova Complex and Quarry at Pawnee. The proposed 1,559,952-square-foot Cordova Complex warehouse building would include construction of a warehouse building and associated improvements, while the proposed 1,462,342-square-foot Quarry at Pawnee warehouse building would also include construction of a warehouse building and associated improvements (see Figures 4 and 5, Cordova Complex Site Plan and Quarry at Pawnee Site Plan).

Both warehouses would include a variety of sustainability measures (i.e., onsite solar, electric vehicle charging, and other sustainable design measures). Onsite improvements would include parking for vehicles, trucks, electric vehicles, and bicycles; a landscape plan; and an onsite detention basin for drainage and stormwater/rain capture. Because the Project area is currently undeveloped, new offsite roadway improvements (e.g., expansion) and water and sewer utility connections would be required to tie into the existing utility and roadway infrastructure (see Figures 6 through 9, Cordova Site and Quarry at Pawnee Site Roadway and Utility Improvements). Vehicle access to the Cordova Complex site would be provided via Cordova Road. The Quarry at Pawnee site would be accessed via Cordova Road and Flint Road. No vehicle access would be available via Quarry Road.

Potential Environmental Impacts of the Project

An initial study has been prepared to inform the scope and content of the EIR and is available for review on the Town's website (<https://www.applevalley.org/services/planning-division/environmental>). 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 analysis presented in the initial study suggests that the Project could have a potentially significant impact in several environmental topic areas, which will be addressed in the forthcoming EIR. The environmental topics to be addressed in the EIR will include, but may not be limited to, the following:

Aesthetics	Geology and Soils (Paleontological Resources)	Noise
Air Quality	Greenhouse Gas Emissions	Public Services (Fire Protection)
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.

Environmental topics that were determined to result in less-than-significant impacts or no impact were addressed in the initial study and include:

Agriculture and Forestry Resources	Population and Housing	Recreation
Mineral Resources	Public Services (Police Protection, Schools, Parks, and Other Public Facilities)	Wildfire

Public Scoping Comment Period and Meeting

Public Scoping Comment Period

The Town has established a 30-day public scoping period from **September 1, 2023, through September 30, 2023**. During the scoping period, the Town's intent is to disseminate Project information 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, the 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 the 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 hold a public scoping meeting on **September 13, 2023, from 6:00 to 7:00 p.m.** at Apple Valley Town Hall, 14955 Dale Evans Parkway, Apple Valley. Virtual meeting participation is also available on Zoom at <https://bit.ly/47BpZoD>. 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 provided as an additional opportunity for agencies, organizations, and the public to provide 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.

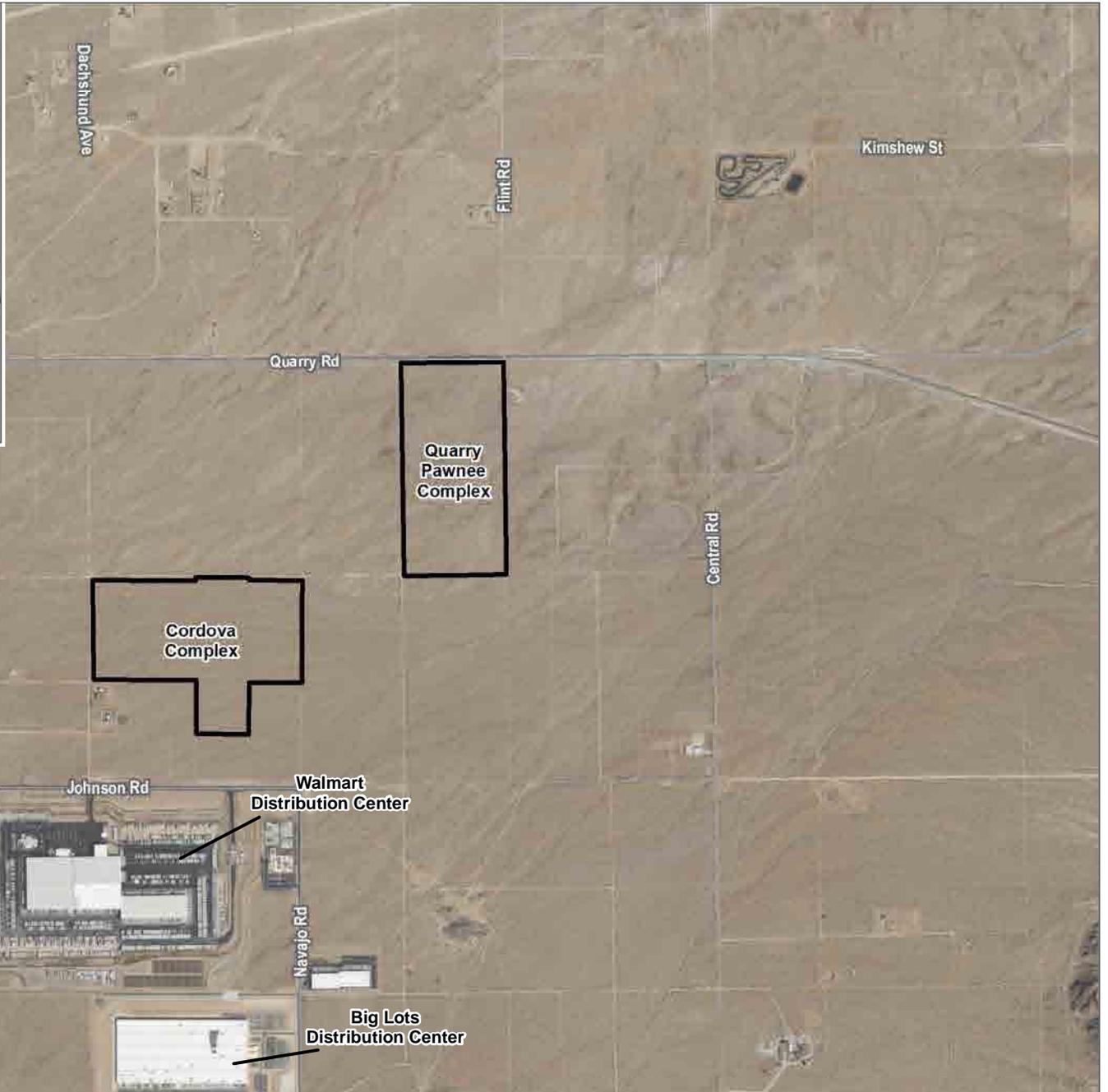
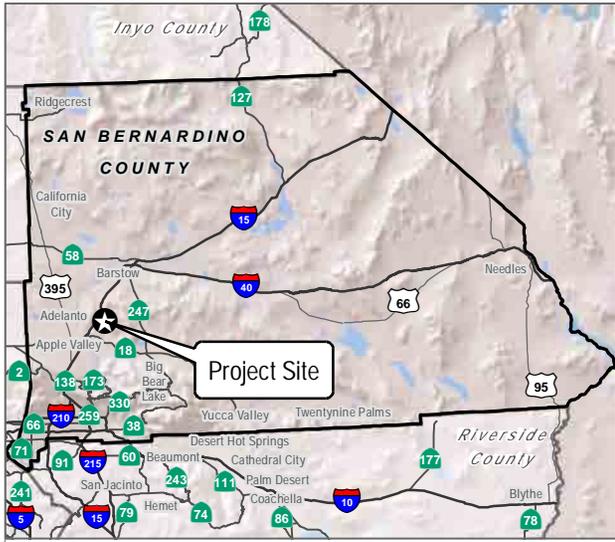
Scoping Comments

All scoping comments must be received in writing by **5:00 p.m. on September 30, 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
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, California 92307
Phone: 760.240.7000 ext. 7200
Email: dalcayaga@applevalley.org

Attachments:

- Figure 1, Cordova Complex and Quarry at Pawnee Project Location*
- Figure 2, Cordova Complex Project Site*
- Figure 3, Quarry at Pawnee Project Site*
- Figure 4, Cordova Complex Site Plan*
- Figure 5, Quarry at Pawnee Site Plan*
- Figure 6, Cordova Site Roadway Improvements*
- Figure 7, Cordova Site Utility Improvements*
- Figure 8, Quarry at Pawnee Site Roadway Improvements*
- Figure 9, Quarry at Pawnee Site Utility Improvements*



 Project Boundary

SOURCE: Bing Imagery 2021



FIGURE 1
 Cordova Complex and Quarry at Pawnee Project Location
 Cordova Complex and Quarry at Pawnee Warehouse Project



SOURCE: Bing Imagery 2021



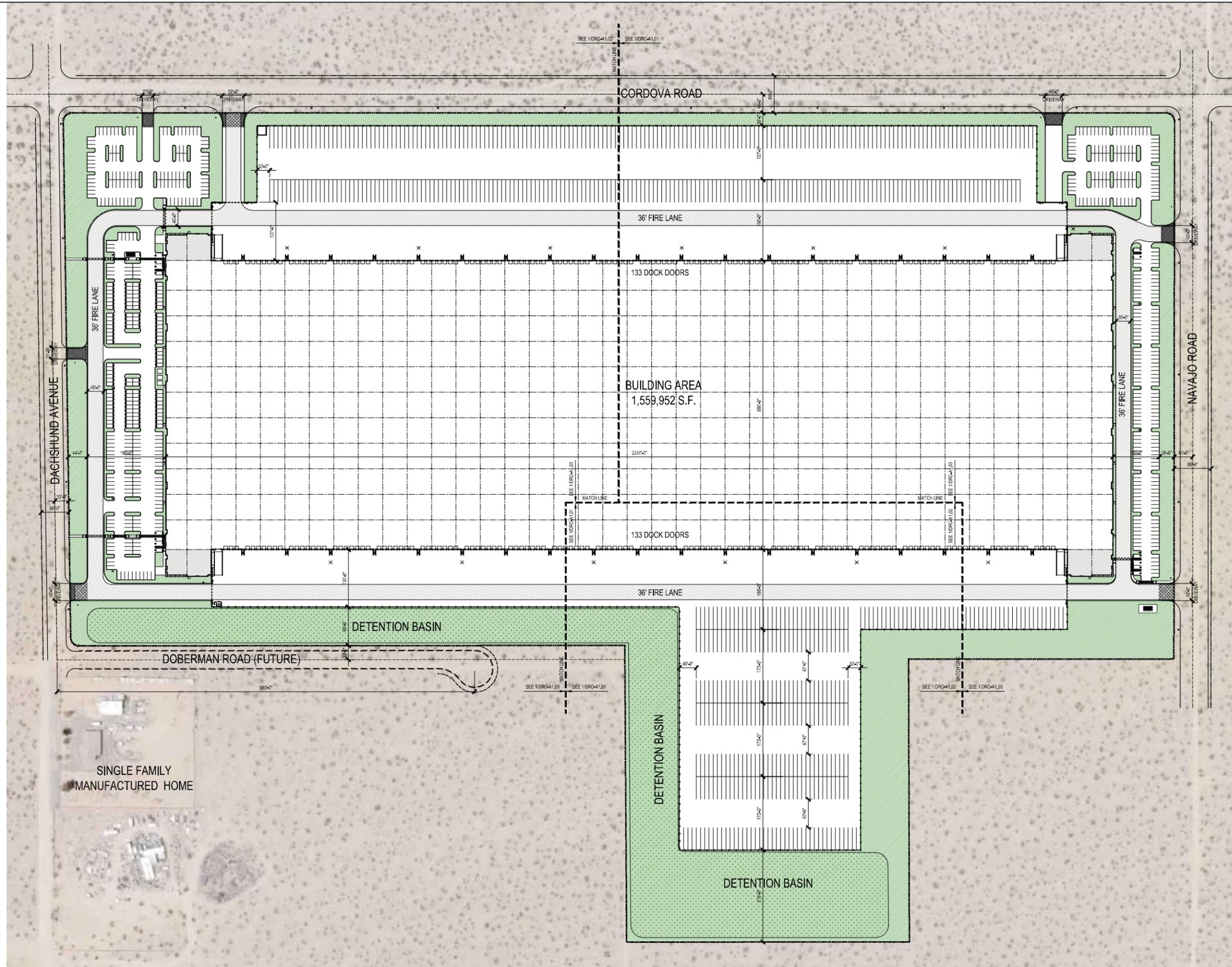
FIGURE 2
Cordova Complex Project Site
Cordova Complex and Quarry at Pawnee Warehouse Project



SOURCE: Bing Imagery 2021



FIGURE 3
Quarry at Pawnee Project Site
Cordova Complex and Quarry at Pawnee Warehouse Project

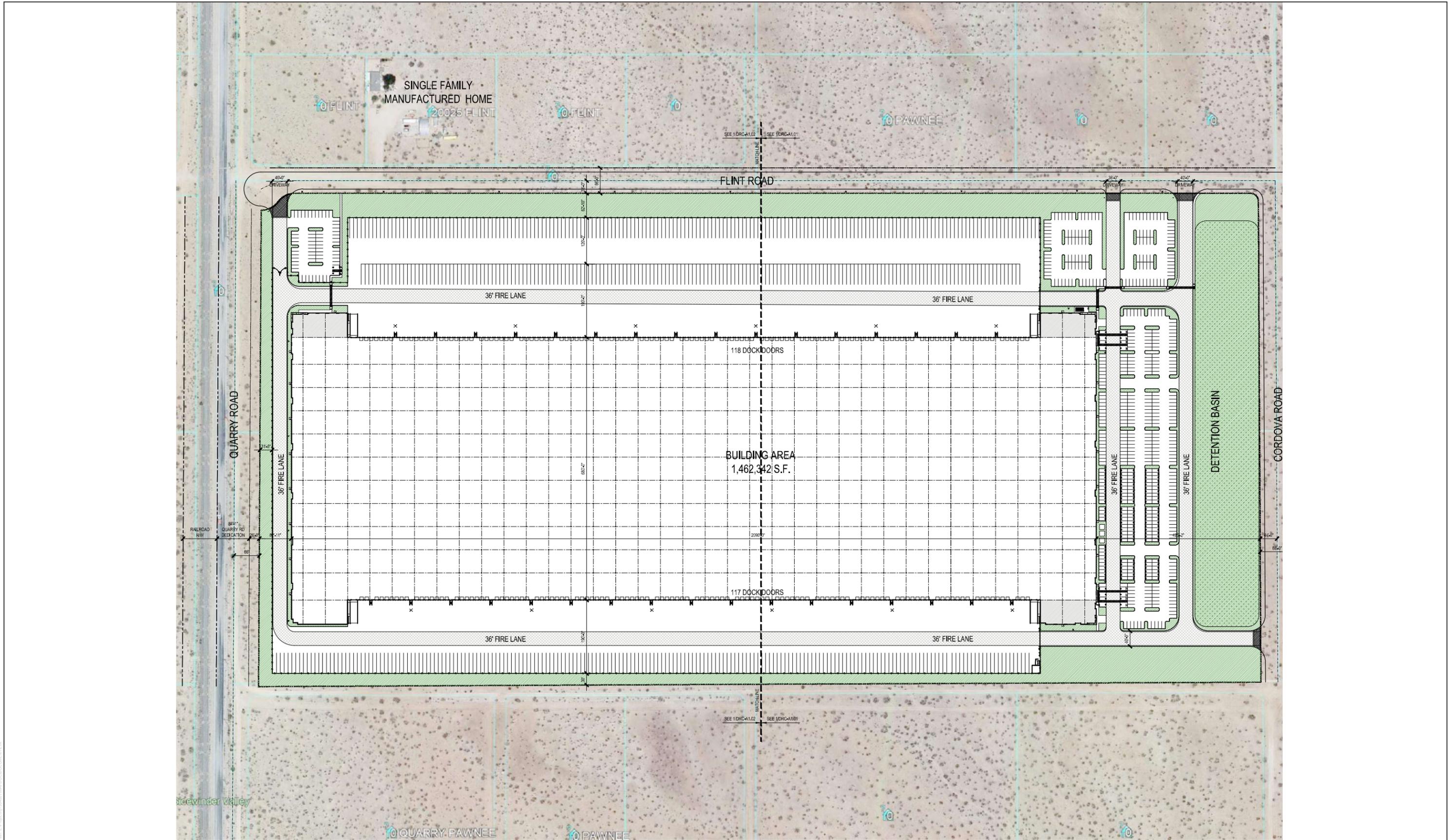


SOURCE: SKH, 2023



FIGURE 4

Cordova Complex Site Plan
Cordova Complex and Quarry at Pawnee Warehouse Project



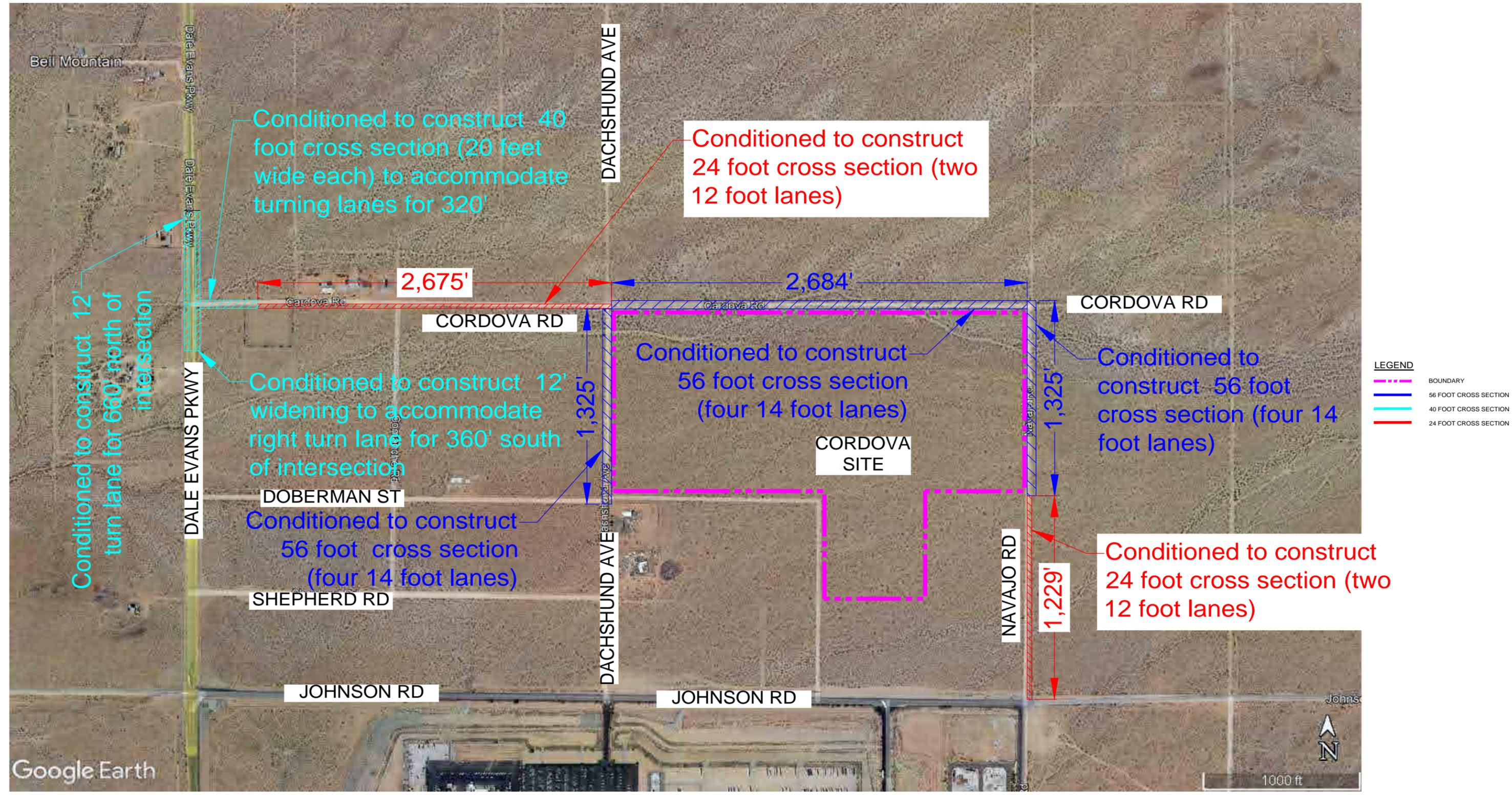
SOURCE: SKH, 2023



FIGURE 5

Quarry at Pawnee Site Plan
Cordova Complex and Quarry at Pawnee Warehouse Project

THE 56 FOOT FRONTING THE PROJECT SITE IS THE TOWN REQUIRED 1/2 WIDTH OF THE STANDARD STREET SECTION WHICH INCLUDES CURB, GUTTER, SIDEWALK, AND PAVEMENT

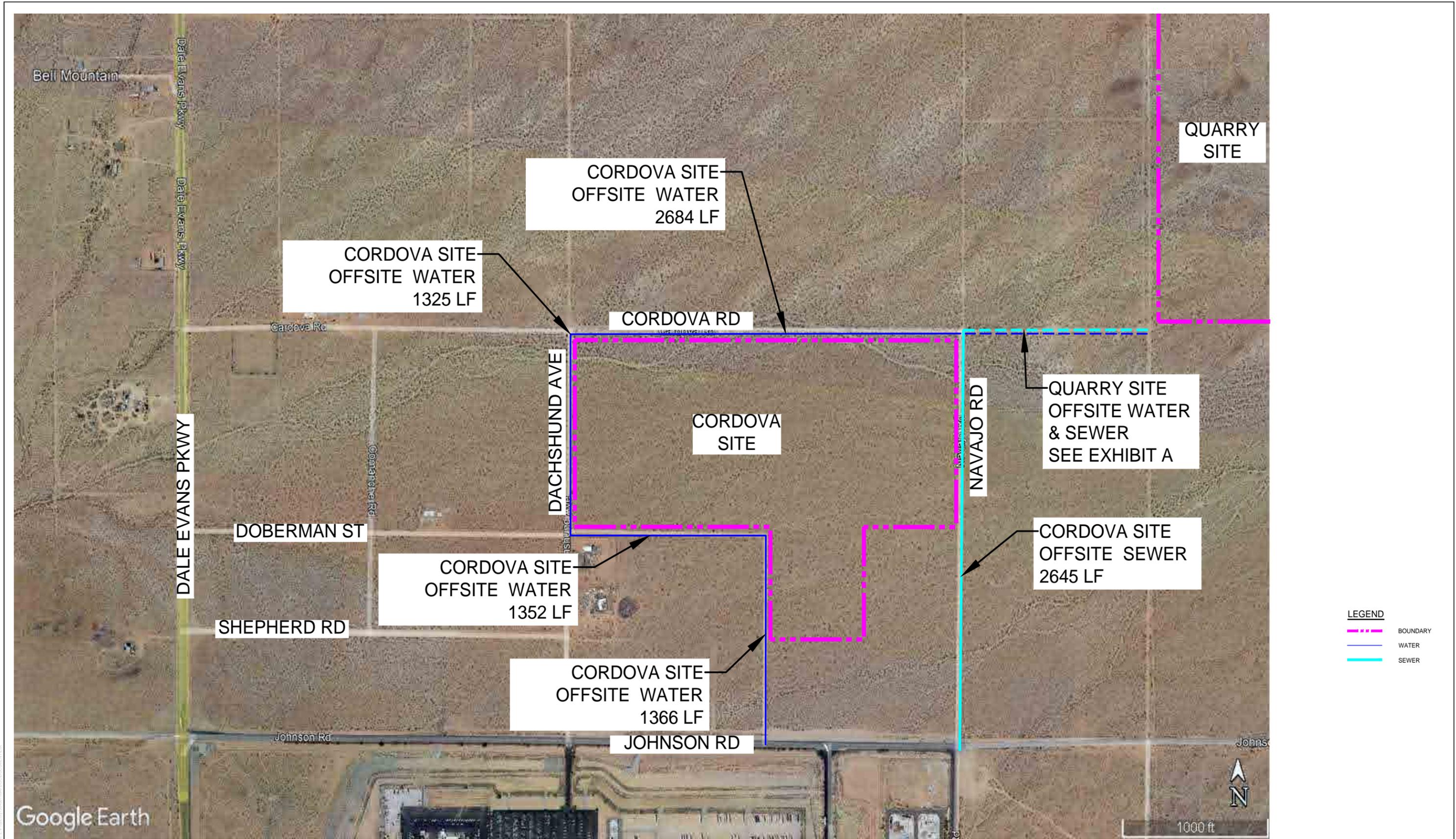


SOURCE: David Evans and Associates Inc., 2023

FIGURE 6

Cordova Site Roadway Improvements
Cordova Complex and Quarry at Pawnee Warehouse Project

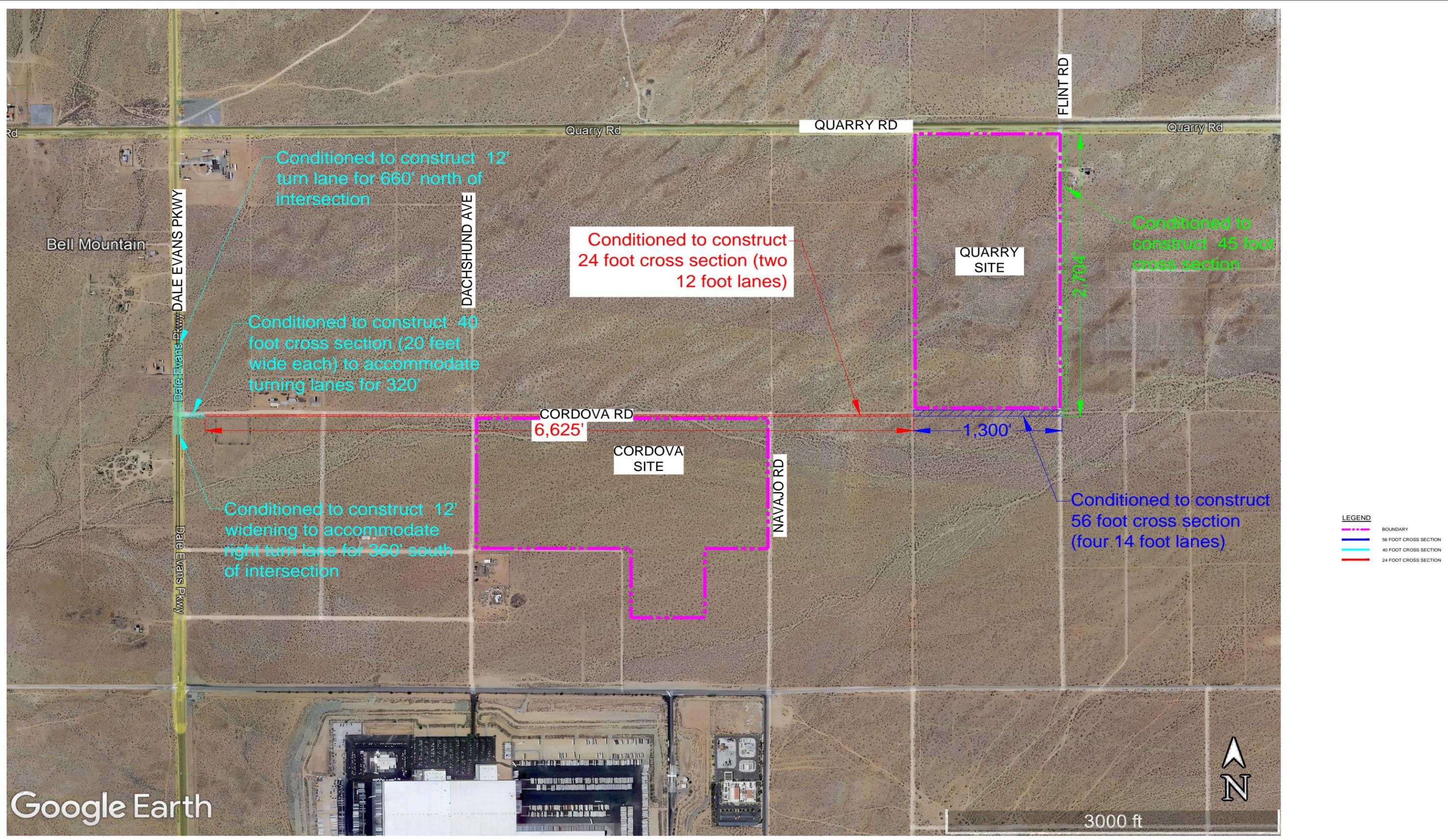




SOURCE: David Evans and Associates Inc., 2023

FIGURE 7

Cordova Site Utility Improvements
Cordova Complex and Quarry at Pawnee Warehouse Project

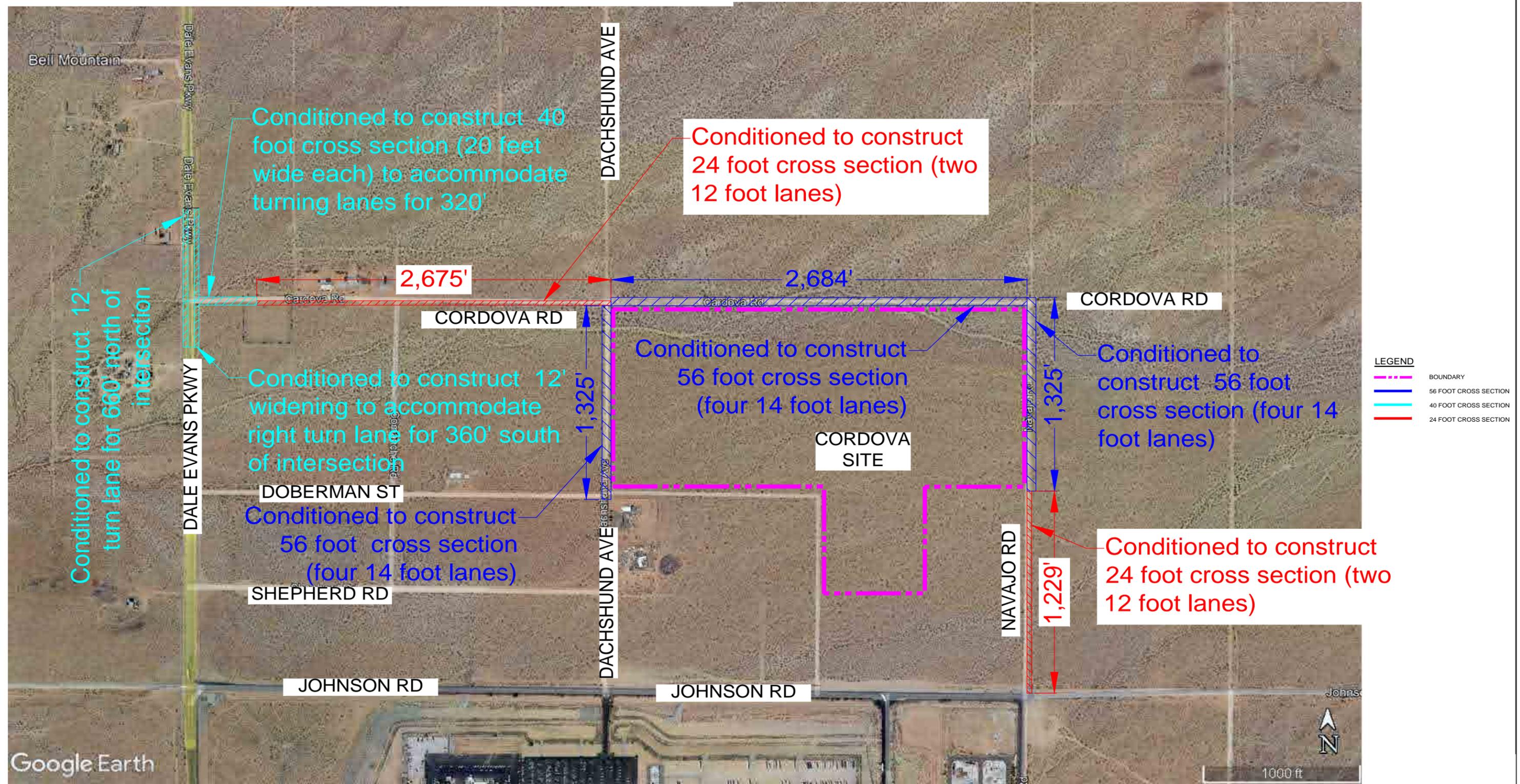


SOURCE: David Evans and Associates Inc., 2023



FIGURE 8
 Quarry at Pawnee Site Roadway Improvements
 Cordova Complex and Quarry at Pawnee Warehouse Project

THE 56 FOOT FRONTING THE PROJECT SITE IS THE TOWN REQUIRED 1/2 WIDTH OF THE STANDARD STREET SECTION WHICH INCLUDES CURB, GUTTER, SIDEWALK, AND PAVEMENT



SOURCE: David Evans and Associates Inc., 2023

FIGURE 9