



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

Date: September 18, 2023

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

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

Project Applicant: Synergy Consulting CA
410 Patti Ann Woods Drive
Henderson, NV 89002

Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the Inland Empire North Logistics Center Apple Valley 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 Inland Empire North Logistics Center Apple Valley 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

The approximately 177.74-acre Project site is in the northern part of the Town, which is within the Victor Valley Region of San Bernardino County (Figure 1, Project Location). The Project site is southeast of Interstate (I) 15, south of Norco Road, north of Falchion Road, and north of Apple Valley Road. The Project site consists of one Assessor's Parcel Number: 0472-031-08. Specifically, the Project site is in Section 26, Township 6N, Range 4W, as depicted on the U.S. Geological Survey Apple Valley North and Victorville, California 7.5-minute topographic quadrangle maps. Regional access to the Project site is provided via I-15, immediately adjacent to the northeast of the Project site.

Project Summary

The Project would include construction and operation of two industrial/warehouse buildings totaling approximately 2,604,446 square feet on approximately 177.74 acres (Figure 2, Site Plan). Building 1, the northernmost building, would be approximately 1,507,326 square feet, and Building 2, the southernmost

building, would be approximately 1,097,120 square feet. The Project would involve associated improvements, including loading docks, truck and vehicle parking, and landscaped areas.

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 Project could have a potentially significant impact and/or cumulatively significant impact in the following topic areas, which will be addressed in the forthcoming EIR:

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

The EIR will also address all other CEQA-mandated topics, including cumulative impacts, growth-inducing impacts, significant irreversible changes, and Project alternatives.

The Project was found to not have a potentially significant impact in the following topic areas, and therefore will not be addressed in the forthcoming EIR:

Agriculture	Hazards related to:	Population and Housing related to:
Geology related to:	<ul style="list-style-type: none"> proximity of the project to a school project site located on a hazardous materials site project site located within an Airport Land Use Compatibility Plan wildland fire 	<ul style="list-style-type: none"> inducing a substantial unplanned population displacing a substantial number of existing people, necessitating the construction of replacement housing
<ul style="list-style-type: none"> Alquist-Priolo Fault Zones, strong seismic ground shaking, liquefaction, landslides soil erosion and/or loss of top-soil unstable soils expansive soils soils incapable of supporting the use of septic tanks or alternative waste water disposal system 	Hydrology related to:	Public Services related to:
	<ul style="list-style-type: none"> flood hazard, tsunami, or seiche zone 	<ul style="list-style-type: none"> schools parks other facilities
	Land Use related to:	Recreation related to:
	<ul style="list-style-type: none"> physically dividing an established community 	<ul style="list-style-type: none"> increase the use of existing parks or include recreational facilities the expansion of recreational facilities

Public Scoping Comment Period and Meeting

Public Scoping Comment Period

The Town established a 30-day public scoping period from **September 18, 2023, through October 17, 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 hold a public scoping meeting on **October 5, 2023, at 5:00 p.m.** at Apple Valley Town Hall, 14955 Dale Evans Parkway, Apple Valley, California 92307. The public scoping meeting will be available online at <https://bit.ly/3ZbNErF>. 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 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.

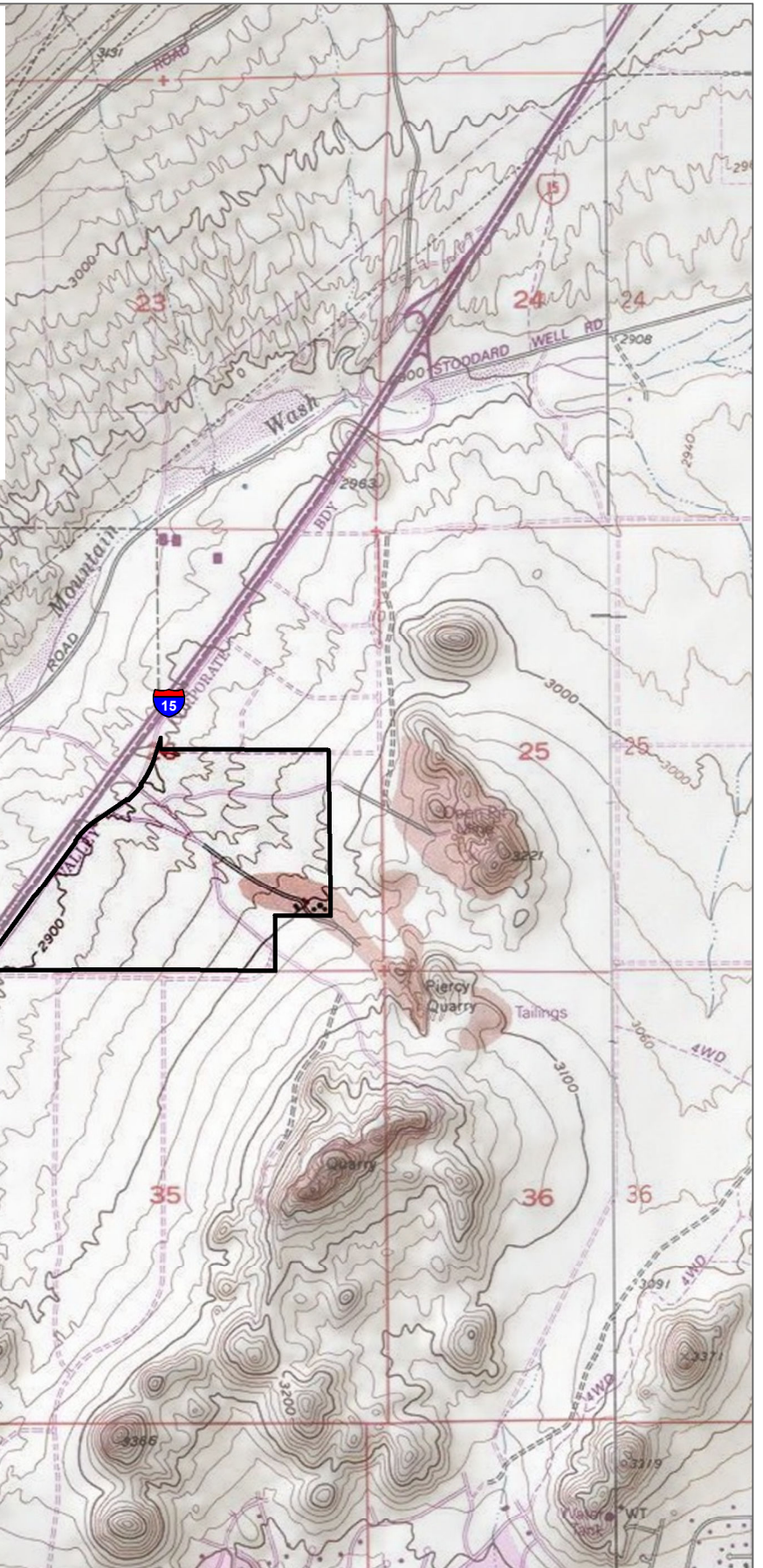
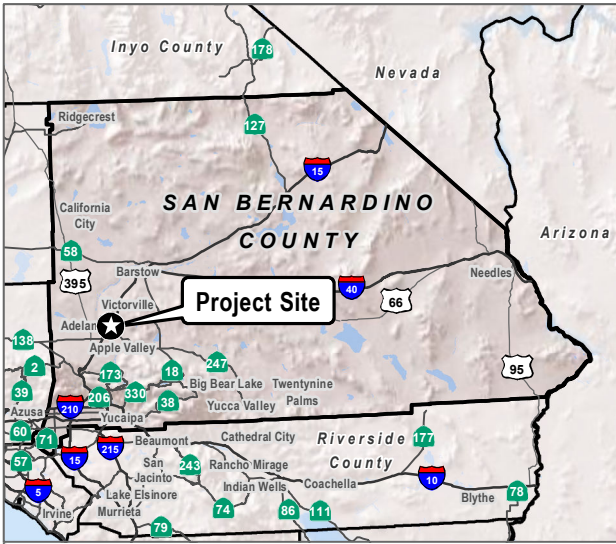
Scoping Comments


All scoping comments must be received in writing by **5:00 p.m. on October 17, 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. 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, Project Location
Figure 2, Site Plan



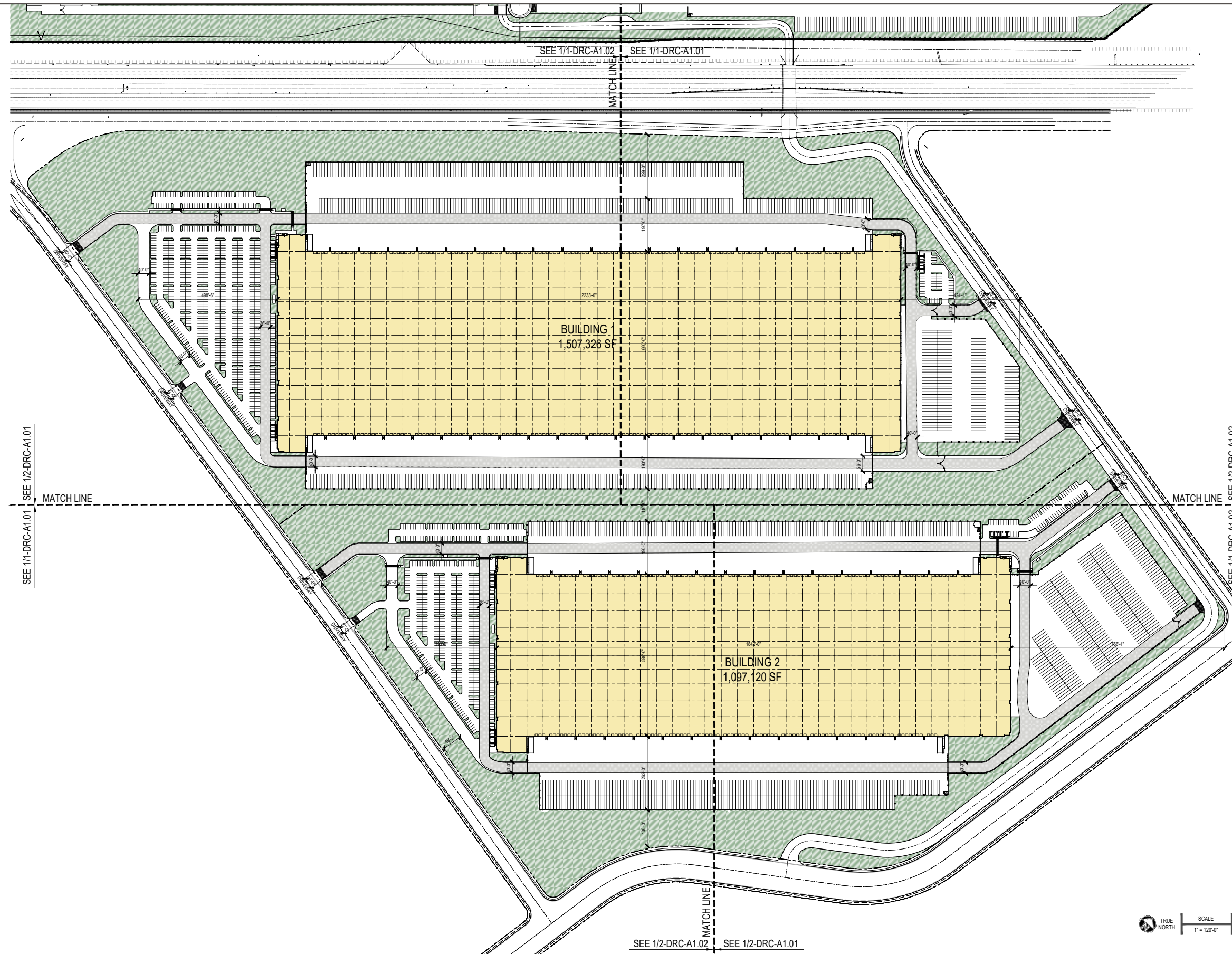
 Project Boundary

SOURCE: USGS 7.5-minute Series Victorville Quadrangle



FIGURE 1
Project Location

Inland Empire North Logistics Center Apple Valley NOP



PROJECT DATA

Apple Valley		4,334,712	SF
SITE AREA		4,334,712	SF
		99.92	Acres
BUILDING AREA			
1ST FLOOR	WAREHOUSE	1,487,326	SF
	OFFICE	35,000	SF
1ST FLOOR TOTAL		1,522,326	SF
2ND FLOOR	OFFICE	35,000	SF
TOTAL		1,557,326	SF
PROJECT FACTS			
F.A.R.		0.35	
CLEAR HEIGHT		42	
CONSTRUCTION TYPE		III	
OCCUPANCY		1 & 2000 B	
FIRE SPRINKLER		EXP SYSTEM	
ZONING		REGIONAL COMMERCIAL (RC-8)	
SETBACKS			
FRONT	15'	40'	
REAR	0'	30'	
PARKING REQ.			
AUTO PARKING	9737		
MAN			
WAREHOUSE	1750 SF 1ST FLOOR	20	
WAREHOUSE	12,000 SF 2ND FLOOR	188	
TOTAL		208	
Other included with 20% of GFA.			
PARKING PROVIDED			
AUTO PARKING	2623		
STANDARD	827		
MAN	17		
EV READY	35		
TOTAL	3635		
DOCK DOORS	284		
TRUCKS	154		

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE.
- ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES.
- FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
- PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
- LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.

KEYNOTES

- SITE PAVING WITH HEAVY BROOM FINISH. SEE CIVIL FOR PAVEMENT THICKNESS
- DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN
- PRIMARY BUILDING
- PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH
- NOT USED.
- DECORATIVE WROUGHT IRON FENCE 8' FT. BLACK
- 8' FT. BLACK PAINTED VEHICULAR ROLLING GATE WITH KNOX PAD LOCK, MANUALLY OPERATED. PROVIDE CONDUITS FOR FUTURE OPERATOR
- 5'-6" X 6" X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR MANDOORS WITH MEDIUM BROOM FINISH.
- FUTURE MONUMENT SIGN WITH ELEC. CONDUITS
- EMPLOYEE BREAK AREA, TENANT FURNISHED UNLESS NOTED OTHERWISE
- TRASH ENCLOSURE
- PUMP HOUSE
- EXTERIOR CONCRETE STAIR
- APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING
- NOT USED.
- SHORT TERM - BICYCLE RACK 8% OF PARKING STALL
- DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY

LEGEND

- STANDARD PARKING STALL 9' X 19'
- CLEAN AIR, VANPOOL / EV 9' X 19'
- ADA PARKING VAN 12' X 19' OR STANDARD 9' X 19' WITH 5' CLR AISLE
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL, MAX 5% SLOPE AND MAX 2% CROSS SLOPE WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE WITH ADA ACCESSIBLE RAMP
- LANDSCAPE, SEE LANDSCAPE DRAWINGS

SOURCE: LHA, May 2023



FIGURE 2
Site Plan

Apple Valley Stoddard Wells Warehouse Project NOP