



Town of Apple Valley

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: September 15, 2023

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

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

Applicant: Uncommon Developers

Subject: Notice of Availability of a Draft Environmental Impact Report for
1M Warehouse 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 1M Warehouse 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

This approximately 67.3-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.

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.

The Project is located within the area of the Town covered under the North Apple Valley Industrial Specific Plan (NAVISP). The NAVISP governs land use for 6,221 acres in the northern portion of the Town and it seeks to promote industrial land use within its area. The Project site is zoned under the NAVISP as Industrial. This zoning designation allows for a broad range of clean manufacturing and warehousing uses, including warehouse distribution facilities.

Project Summary

The Project would include the construction of a single industrial/warehouse building and associated improvements on 67.3 acres of vacant land (see Figure 2, Conceptual Site Plan). The

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building would be approximately 1,080,125 square feet. Approximately 15,000 square feet of office space would be provided within the building. The building would have a maximum building height of 50 feet, measured from the finished floor to the top of building parapets. The building would have a floor area ratio (FAR) of 0.369.

The Project would include improvements along Central Road, Lafayette Street and Johnson Road. The Project would also include associated improvements, including loading docks, truck and vehicle parking, bike parking, and landscaped areas. In total, the Project would provide approximately 224 loading dock positions, approximately 317 tractor-trailer stalls, and approximately 1,262 passenger vehicle parking spaces.

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: agricultural and forestry, 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: air quality; biological resources; cultural, tribal cultural, geology and soils (paleontological resources); and tribal cultural resources.

The Draft EIR concluded that the Project would have significant and unavoidable impacts, even with mitigation measures incorporated, for the following environmental topics: 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 September 15, 2023, and end on October 30, 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 30, 2023.

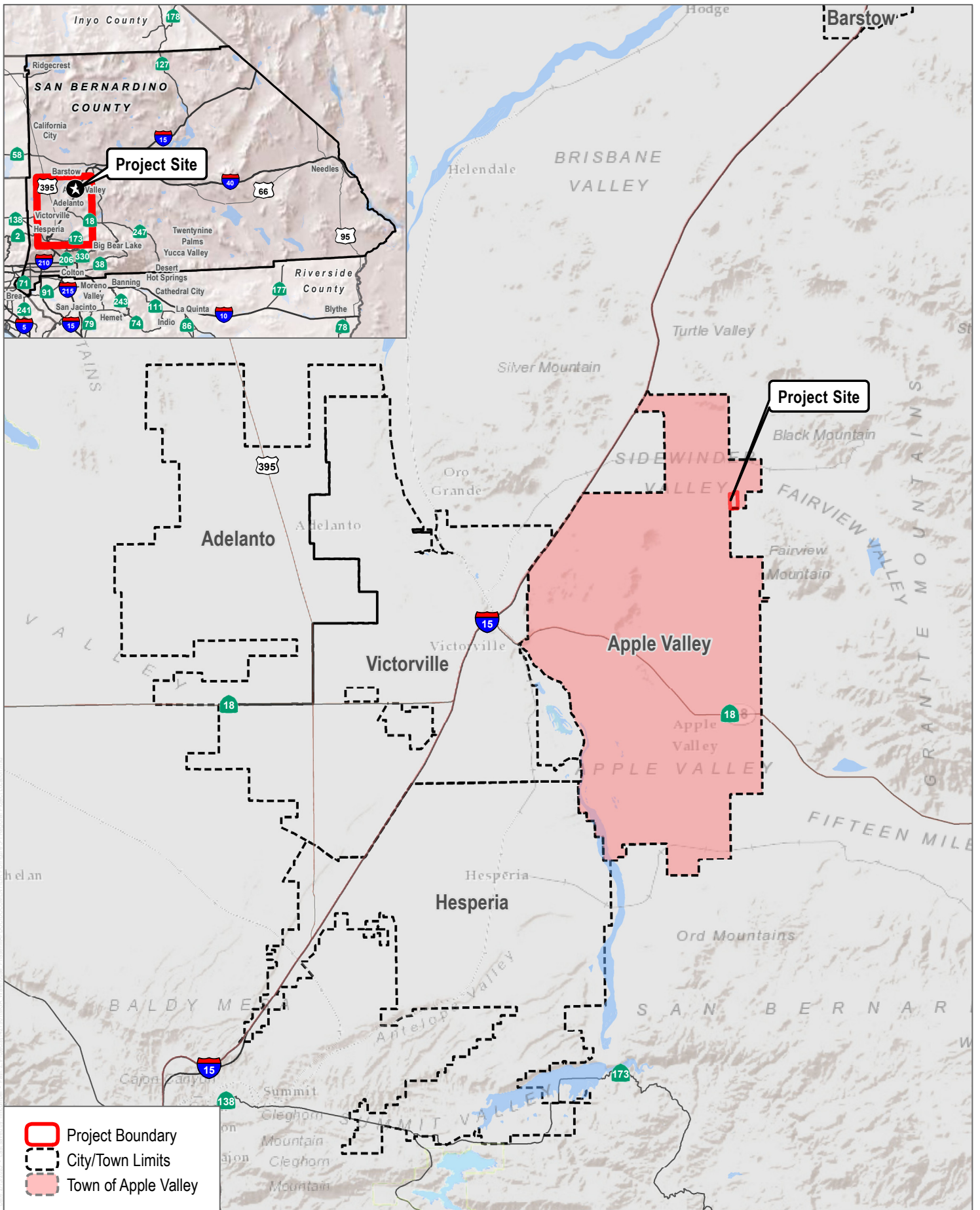
Review Authority

The Director of Economic and Community Development, or his designee, is the approval authority for Site Plan Review applications for development within the NAVISP. The Director, or his designee shall approve, approve with conditions or deny the Site Plan Review application. The Director, or his designee, shall certify the EIR and adopt CEQA findings and a statement of overriding considerations as part of the approval process. The Director's decision may be

appealed to the Planning Commission pursuant to Chapter 9.12.250 of the Apple Valley Development Code.

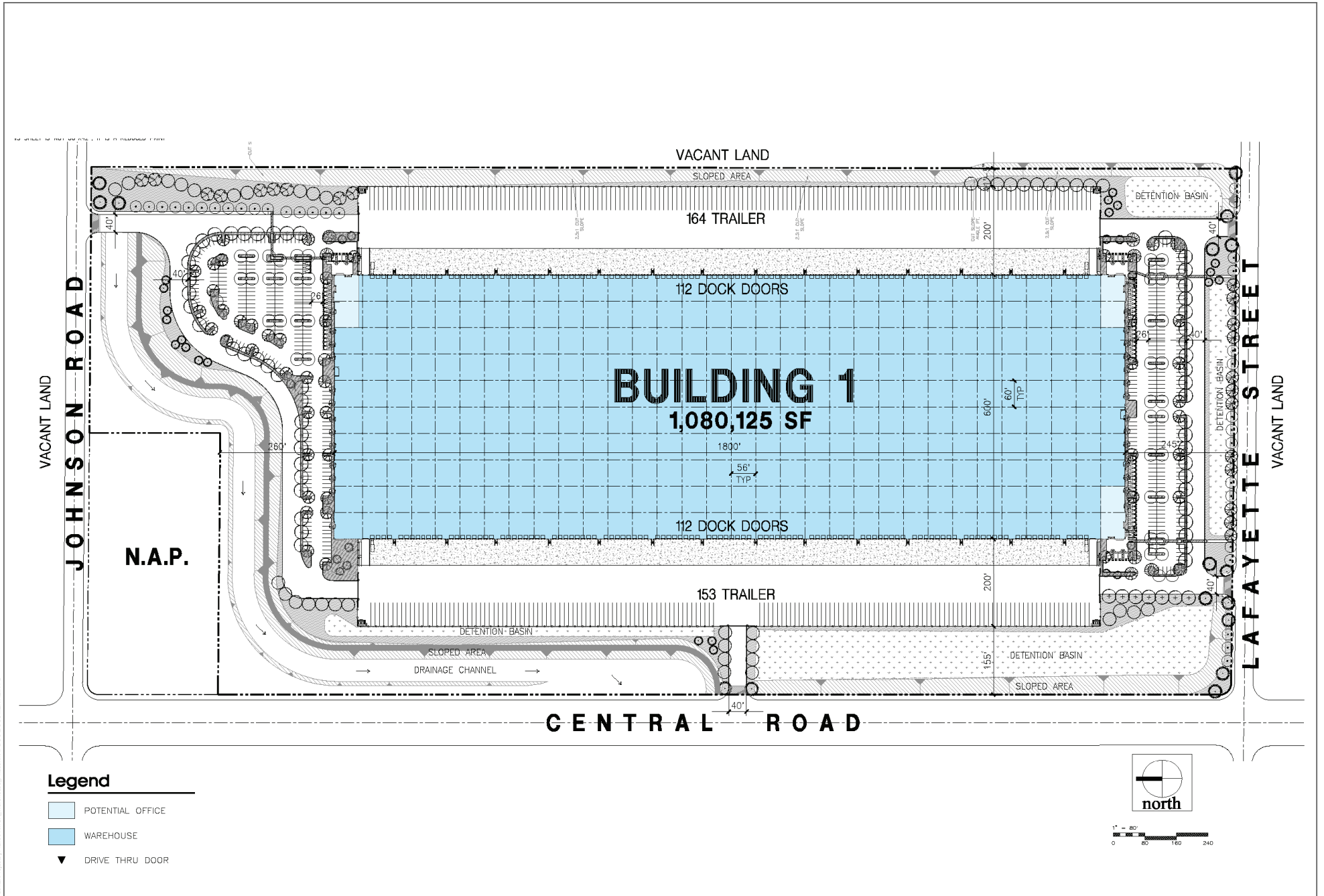
Attachments: Figure 1, Project Location
Figure 2, Site Plan





SOURCE: DigitalGlobe 2017; San Bernardino County 2021

FIGURE 3-1
Regional Project Location



SOURCE: HPA Architecture 2022