
Appendix A

Initial Study, Notice of Preparation,
and Scoping Comments



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:

| | | |
|--|--|--|
| <p>Agriculture</p> <p>Geology related to:</p> <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 | <p>Hazards related to:</p> <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 <p>Hydrology related to:</p> <ul style="list-style-type: none"> • flood hazard, tsunami, or seiche zone <p>Land Use related to:</p> <ul style="list-style-type: none"> • physically dividing an established community | <p>Population and Housing related to:</p> <ul style="list-style-type: none"> • inducing a substantial unplanned population • displacing a substantial number of existing people, necessitating the construction of replacement housing <p>Public Services related to:</p> <ul style="list-style-type: none"> • schools • parks • other facilities <p>Recreation related to:</p> <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.

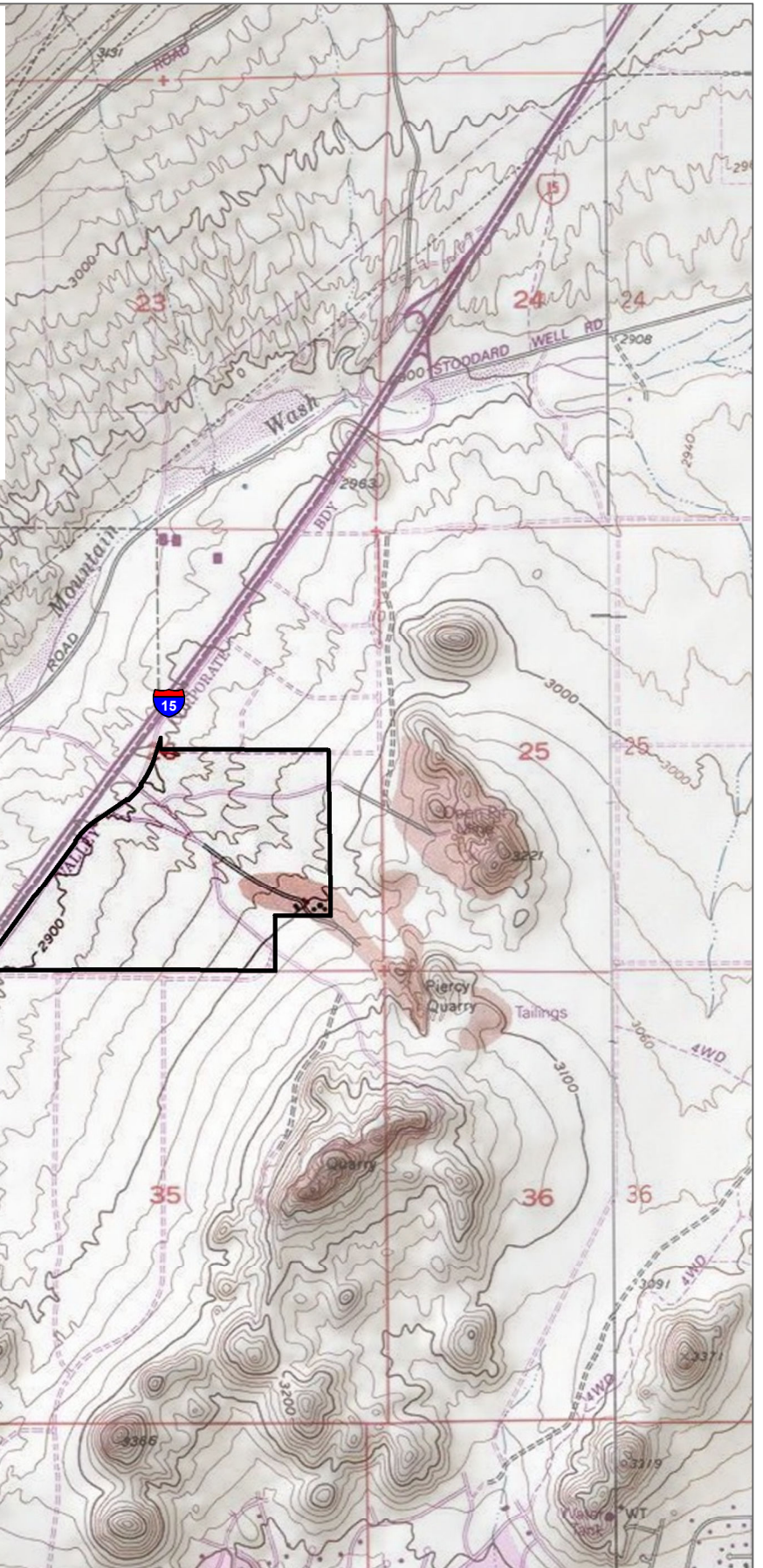
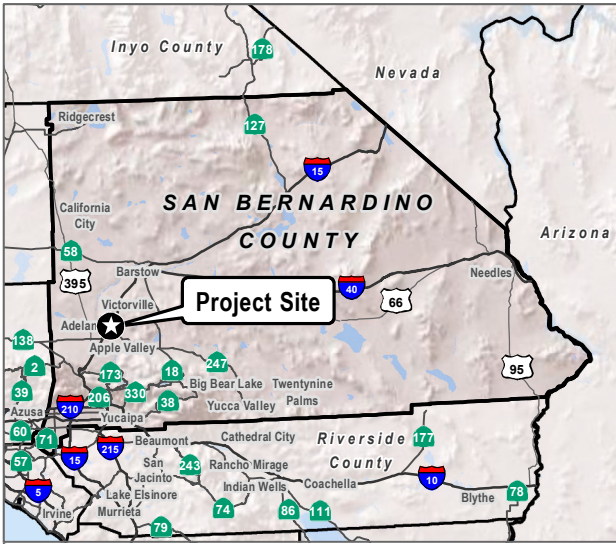
Scoping Comments

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



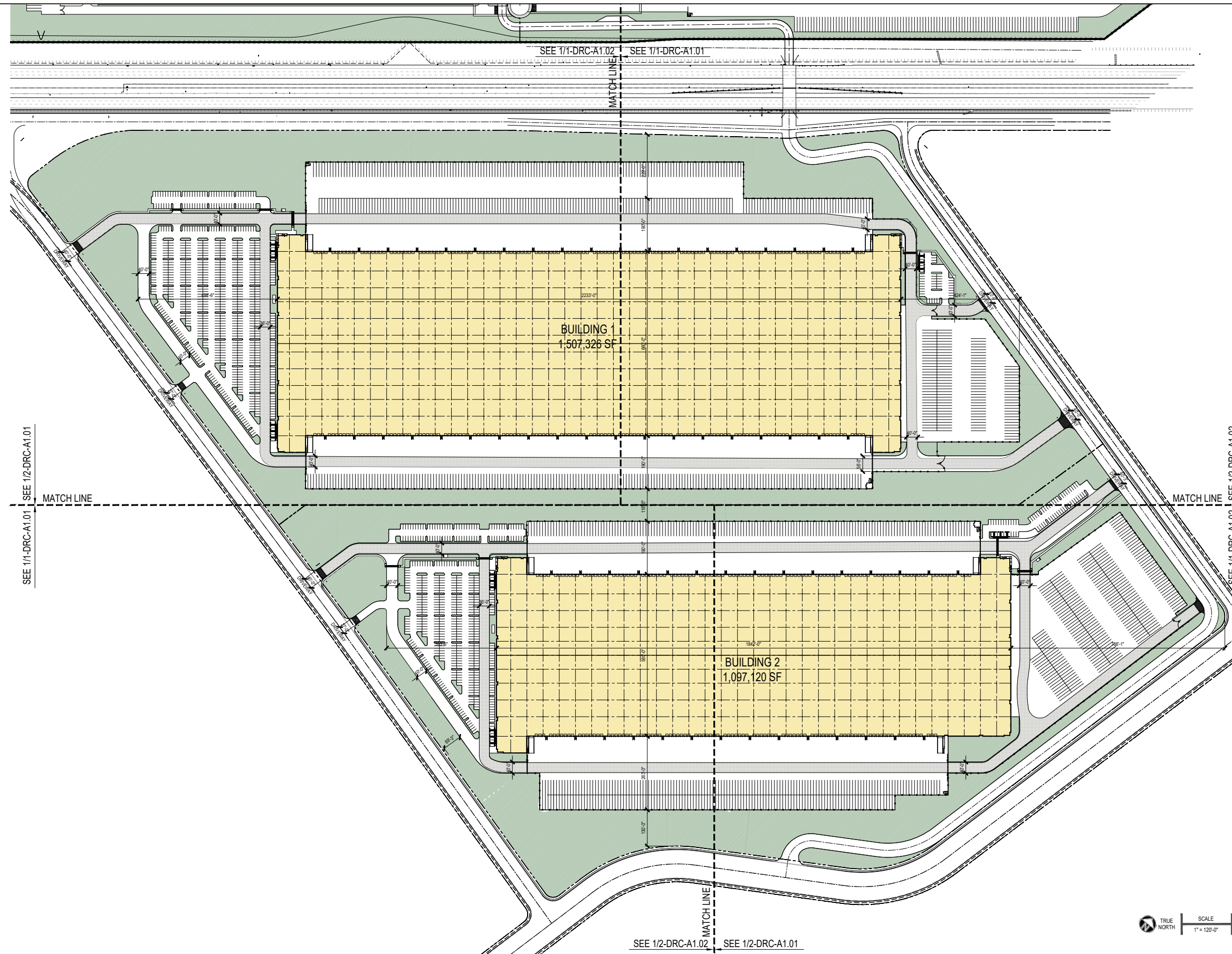
 Project Boundary

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 (R-C) | |
| 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 | 9833 | | |
| STANDARD | 827 | | |
| MAN | 17 | | |
| EV READY | 35 | | |
| TOTAL | 1067 | | |
| 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' H 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

Initial Study

Inland Empire North Logistics Center Apple Valley Project

AUGUST 2023

Prepared for:

TOWN OF APPLE VALLEY

14955 Dale Evans Parkway

Apple Valley, California 92307

Contact: *Daniel Alcayaga, Planning Manager*

Prepared by:

DUDEK

38 N. Marengo Avenue

Pasadena, California 91101

Contact: *Ronelle Candia, Project Manager*

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Acronyms and Abbreviations

| Acronym/Abbreviation | Definition |
|----------------------|---|
| CAL FIRE | California Department of Forestry and Fire Protection |
| CEQA | California Environmental Quality Act |
| EIR | Environmental Impact Report |
| I | Interstate |
| Project | Inland Empire North Logistics Center Apple Valley Project |
| Town | Town of Apple Valley |

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1 Introduction

1.1 Project Overview

The Town of Apple Valley (Town) received an application from Synergy Consulting CA (Project Applicant) for the development of the Inland Empire North Logistics Center Apple Valley Project (Project). The Project includes the construction and operation of approximately 2,604,446 square feet of industrial/warehouse space on approximately 177.74 acres of vacant land generally southeast of Interstate (I) 15, north of Apple Valley Road, south of Norco Road, and north of Falchion Road. Building 1, the westernmost building, would be approximately 1,507,326 square feet and Building 2, the easternmost 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.

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) serves as the main framework of environmental law and policy in California. CEQA emphasizes the need for public disclosure and identifying and preventing environmental damage associated with proposed projects. Unless a project is deemed categorically or statutorily exempt, CEQA is applicable to any project that must be approved by a public agency in order to be processed and established. The proposed Project considered herein does not fall under any of the statutory or categorical exemptions listed in the 2022 CEQA Statute and Guidelines (California Public Resources Code, Section 21000 et seq.; 14 CCR 15000 et seq.); therefore, it must meet CEQA requirements.

The intent of this document is to provide an overview and analysis of the environmental impacts associated with the proposed Project by the Town, acting as the lead agency. The document is accessible to the public, in accordance with CEQA, in order to receive feedback on the Project's potential impacts, as well as the scope of the Project's Environmental Impact Report (EIR) (14 CCR Section 15121[a]).

1.3 Availability of the Notice of Preparation and Initial Study

The Initial Study and Notice of Preparation for the Project are being distributed directly to agencies, organizations, and interested groups and persons during the scoping period. The Initial Study and Notice of Preparation 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). These documents are also available on the Town's website at <https://www.applevalley.org/services/planning-division/environmental>.

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2 Project Description

2.1 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 north of Falchion Road, east of I-15, and south of Norco 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.

2.2 Environmental Setting

Town of Apple Valley

The Town is approximately 72 square miles in the Victor Valley region of San Bernardino County. The Town is bordered by the City of Victorville to the west, the City of Hesperia to the southwest, and unincorporated County to the north and east.

Existing Project Site

The approximately 177.74-acre, irregularly shaped project site consists of vacant, undeveloped land, and a series of small rolling hills. The Project site is bordered to the west by I-15, which runs northeast/southwest, and to the southeast by the CalPortland Cement Plant, which gives the site its roughly trapezoidal shape. According to the Town's General Plan, the land use and zoning designations for the project site are Regional Commercial (C-R) (Town of Apple Valley 2015, 2019) (see Figure 2, Land Use Designations, and Figure 3, Zoning Designations).

Surrounding Land Uses

Land uses surrounding the Project site primarily consist of vacant land. Specific land uses in the immediate vicinity of the Project site include the following:

- **North:** Norco Street and vacant land
- **East:** CalPortland Cement Plant
- **South:** Falchion Road and Apple Valley Road
- **West:** I-15 and Outer Highway 15 S Road

2.3 Project Characteristics

The Project would include construction of two industrial/warehouse buildings and associated improvements on 177.74 acres of vacant land (see Figure 4, Site Plan). Building 1, the westernmost building, would be approximately 1,507,326 square feet and Building 2, the easternmost 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.

On-Site and Off-Site Improvements

The Project would include improvements along Outer Highway 15 S, Falchion Road, Norco Street, and Apple Valley 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.

Site Access and Circulation

Access to the Project site would be provided via Norco Street on the northern boundary of the project site, as well as driveways off Falchion Road and Norco Street. Paved passenger vehicle parking areas would be provided within areas north, south, east and west of Buildings 1 and 2, and tractor-trailer stalls and loading docks would be surrounding Buildings 1 and 2 to the north, east and west. In total, the Project would provide approximately 264 loading dock positions, approximately 546 tractor-trailer stalls, roughly 940 passenger vehicle spaces.

The Project would include several improvements to the local circulation system, including improvements to Falchion Road and Outer Highway 15 and the construction of Norco Road and Apple Valley Road. These improvements would occur along the immediate frontage of the Project. The ultimate design of these roadway improvements is not yet available and would be determined by the Town's Engineering Department. To account for all possible development scenarios that may occur, it is assumed that the proposed roadway improvements could occur within the entirety of the planned rights-of-way as identified on the Town's Circulation Element.

In addition, the Project would involve a General Plan Amendment to modify the Town's Circulation Element to realign Apple Valley Road (see Figure 5, Proposed General Plan Amendment to Circulation Element). Apple Valley Road is designated as a Major Divided Arterial roadway with a 128-foot right-of-way. From the Project site's southern boundary at Falchion Road, Apple Valley Road has not yet been constructed but is planned to traverse north through the Project site to Stoddard Wells Road. The proposed General Plan Amendment would shift the proposed alignment slightly to the east boundary of the project site where it would continue north. The Project would involve the construction of this roadway along the Project's frontage between Falchion Road and Norco Street. The ultimate construction of Apple Valley Road north of the Project site between Norco Street and Stoddard Wells Road would be constructed at a future time by the Town or future developers and subject to additional environmental review pursuant to CEQA. It is not necessary for Project implementation and is unrelated to the Project.

Utility Improvements

Given the vacant, undeveloped nature of the Project site, both wet and dry utilities, including domestic water, sanitary sewer, storm drainage, and electricity, would need to be extended onto the Project site.

Operations

Tenants for the Project have not been identified and the two industrial warehouse buildings are considered speculative. Business operations would be expected to be conducted within the enclosed buildings, with the exception of ingressing and egressing of trucks and passenger vehicles accessing the site, passenger and truck parking, the loading and unloading of trailers within designated truck courts/loading area, and the internal and external movement of materials around the Project site via forklifts, pallet jacks, yard hostlers, and similar equipment. It is anticipated that the facilities would be operated 24 hours a day, 7 days a week. Cold storage would not be permitted in any of the proposed buildings.

Construction, Phasing, and Schedule

Construction was assumed to commence in January 2024 and last approximately 22 months. On-site facility development and off-site improvements were accounted for within this schedule. The analysis contained herein is based on the following assumptions (duration of phases is approximate):

- Site preparation: January 2024–October 2024
- Mass grading: October 2024–December 2024
- Building construction: December 2024–September 2025
- Architectural coating: June 2025–September 2025
- Fine grading: August 2025–September 2025
- Concrete laydown: September 2025–November 2025

Construction activities would include site preparation (e.g., vegetation clearing, grubbing, tree removal, discing), grading, building construction, paving, and architectural coating. The Project is assumed to have a balanced cut and fill.

2.4 Project Approvals

At this time, it is anticipated that that the Project would require approval of the Site Plan Review and the General Plan Amendment, and approval of the Project and certification of the EIR. This list is preliminary and may not be comprehensive. Subsequent non-discretionary approvals (which would require separate processing through the Town) would include, but may not be limited to, a grading permit, building permits, and occupancy permits.

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3 Initial Study Checklist

1. Project title:

Inland Empire North Logistics Center, Apple Valley Project

2. Lead agency name and address:

Town of Apple Valley, Planning Division
14955 Dale Evans Parkway
Apple Valley, California 92307

3. Contact person and phone number:

Daniel Alcayaga, Planning Manager
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, California 92307
(760) 240-7000, ext. 7200

4. 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. The Project site is on the northeast quadrant of I-15 and Falchion Road. The Project site is north of Falchion Road, south of Norco Street, and east of I-15 and Outer Highway 15 S Road. The Project site consists of Assessor's Parcel Number 0472-031-08. Specifically, the Project site is in Section 26, Township 6N, Ranges 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.

5. Project sponsor's name and address:

Synergy Consulting CA
410 Patti Ann Woods Drive
Henderson, Nevada 89002

6. General plan designation:

Regional Commercial (C-R)

7. Zoning:

Regional Commercial (C-R)

8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

The Project includes the construction and operation of approximately 2,604,446 square feet of industrial/warehouse buildings on approximately 177.74 acres of vacant land generally east of I-15, south

of Stoddard Wells Road, and north of Falchion Road. Building 1, the easternmost building, would be 1,507,326 square feet, and Building 2, the westernmost building, would be 1,097,120 square feet. In total, the Project would provide two buildings totaling in 2,604,446 square feet of industrial/warehouse space and associated improvements, including loading docks, truck and vehicle parking, and landscaped areas.

The Project would include several improvements to the local circulation system, including improvements to Falchion Road and Outer Highway 15 and the construction of Norco Road and Apple Valley Road. These improvements would occur along the immediate frontage of the Project. The ultimate design of these roadway improvements is not yet available and would be determined by the Town's Engineering Department. To account for all possible development scenarios that may occur, it is assumed that the proposed roadway improvements could occur within the entirety of the planned rights-of-way as identified on the Town's Circulation Element.

In addition, the Project would involve a General Plan Amendment to modify the Town's Circulation Element to realign Apple Valley Road. Apple Valley Road is Major Divided Arterial roadway with a 128-foot right-of-way. From the Project site's southern boundary at Falchion Road, Apple Valley Road has not yet been constructed but is planned to traverse north through the Project site to Stoddard Wells Road. The proposed General Plan Amendment would shift the proposed alignment slightly to the east boundary of the project site where it would continue north. The Project would involve the construction of this roadway along the Project's frontage between Falchion Road and Norco Street. The ultimate construction of Apple Valley Road north of the Project site between Norco Street and Stoddard Wells Road would be constructed at a future time by the Town or future developers and subject to additional environmental review pursuant to CEQA. It is not necessary for Project implementation and is unrelated to the Project.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

Land uses surrounding the Project site primarily consist of vacant land. Specific land uses in the immediate vicinity of the Project site include the following:

- **North:** Norco Street and vacant land
- **East:** CalPortland Cement Plant
- **South:** Falchion Road and Apple Valley Road
- **West:** I-15 and Outer Highway 15 S Road

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

No discretionary approvals from other outside agencies are anticipated at this time.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with California Assembly Bill 52 requirements, the Town will initiate Tribal consultation, the results of which will be summarized in the Draft EIR.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology and Water Quality | <input checked="" type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

3.1 Aesthetics

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project have a substantial adverse effect on a scenic vista?*
- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*
- c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*
- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Potentially Significant Impact. The Project would include construction of two industrial/warehouse buildings and associated improvements on currently undeveloped, vacant land. In total, the Project would provide two buildings totaling in 2,604,446 square feet of industrial/warehouse space and associated improvements, including loading docks, truck and vehicle parking, and landscaped areas. Due to this proposed increase in on-site development intensity, there is a potential for the Project to affect public views of scenic vistas or otherwise alter the existing visual character or quality of public views, despite the fact that the Project must be designed and constructed in accordance with the design standards set forth in the

Town’s Development Code. In addition, implementation of the Project would include the installation of new nighttime lighting, which could potentially adversely affect nighttime views in the area, including drivers on I-15. Such lighting would include lighting for on-site parking and facilities, and light generated by vehicles entering and existing the Project site. Therefore, impacts are potentially significant, and these issues will be analyzed in the Draft EIR.

3.2 Agriculture and Forestry Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| <p>II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p> | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

No Impact. According to the California Department of Conservation’s California Important Farmland Finder, the Project site contains grazing land (CDOC 2016). Grazing land is described as land on which the existing vegetation is suited to the grazing of livestock. Grazing land does not include land designated or previously designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (collectively “Important Farmland”). Therefore, no impacts would occur, and no further analysis is proposed for the Draft EIR.

- b) ***Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

No Impact. According to the Town’s General Plan EIR, the Project site is not located on or adjacent to any lands under a Williamson Act contract (Town of Apple Valley 2009a). In addition, the Project site and surrounding area are not zoned for agricultural uses, but instead for Regional Commercial uses (Town of Apple Valley 2019). As such, implementation of the Project would not conflict with existing zoning for agricultural use or land under a Williamson Act contract. Therefore, no impacts would occur, and no further analysis is proposed for the Draft EIR.

- c) ***Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***

No Impact. According to the Town’s Zoning Map, the Project site is not located on or adjacent to forestland, timberland, or timberland zoned timberland production (Town of Apple Valley 2019). Therefore, no impacts would occur, and no further analysis is proposed for the Draft EIR.

- d) ***Would the project result in the loss of forest land or conversion of forest land to non-forest use?***

No Impact. The Project site is not located on or adjacent to forestland. No private timberlands or public lands with forests are located in the Town. Therefore, no impact would occur, and no further analysis is proposed for the Draft EIR.

- e) ***Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?***

No Impact. The Project site is not on or adjacent to any parcels identified as Important Farmland or forestland (CDOC 2016). In addition, the Project would not involve changes to the existing environment that would result in the indirect conversion of Important Farmland or forestland located away from the Project site. Therefore, no impacts would occur, and no further analysis is proposed for the Draft EIR.

3.3 Air Quality

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| <p>III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</p> | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
- b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*
- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*
- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Potentially Significant Impact. Project construction and operations would involve activities that would generate both short-term and long-term criteria pollutant and other emissions. Further air quality analysis is required to determine whether the Project could potentially result in any adverse effects related to air quality. Therefore, these issues will be analyzed in the Draft EIR.

3.4 Biological Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---|------------------------------|--------------------------|
| IV. BIOLOGICAL RESOURCES – Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*
- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*
- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*
- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*
- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

Potentially Significant Impact. Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could potentially have an adverse effect on candidate, sensitive, or special-status species; sensitive natural communities; migratory wildlife corridors; and protected trees. Further biological resources analysis is required to determine whether the Project could potentially result in any adverse effects related to biological resources. Therefore, these issues will be analyzed further in the Draft EIR.

3.5 Cultural Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---|------------------------------|--------------------------|
| V. CULTURAL RESOURCES – Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*
- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*
- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Potentially Significant Impact. Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could potentially have an adverse effect on currently unrecorded, unknown historical, archaeological, or tribal cultural resources. Further cultural

resources analysis is required to determine whether the Project could potentially result in any adverse effects related to cultural resources. Therefore, these issues will be analyzed further in the Draft EIR.

3.6 Energy

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| VI. Energy – Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

Potentially Significant Impact. Project construction and operations would involve activities that would require the use of energy, including electricity and petroleum. Further energy usage analysis is required to determine whether the Project could potentially result in any adverse effects related to energy consumption. Therefore, these issues will be analyzed in the Draft EIR.

3.7 Geology and Soils

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| VII. GEOLOGY AND SOILS – Would the project: | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---|-------------------------------------|-------------------------------------|
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

No Impact. The Alquist–Priolo Earthquake Zoning Act (Alquist–Priolo Act) requires the delineation of fault zones along active faults in California. The purpose of the Alquist–Priolo Act is to regulate development on or near active fault traces to reduce hazards associated with fault rupture. The Alquist–Priolo Earthquake Fault Zones are the regulatory zones that include surface traces of active faults. According to the California Department of Conservation, the Project site is not in an Alquist–Priolo Earthquake Fault Zone (CDOC 2015). The nearest fault is the Helendale Fault located approximately 7 miles northeast of the Project site. Thus, the potential for surface rupture is low on the Project site. Therefore, no impacts would occur, and this issue will not be evaluated further in the EIR.

ii) **Strong seismic ground shaking?**

Less-Than-Significant Impact. Similar to other areas located in seismically active Southern California, the Town is susceptible to strong ground shaking during an earthquake. However, the Project site is not within an Alquist–Priolo Earthquake Fault Zone, and the site would not be

affected by ground shaking more than any other area in this seismic region. Pursuant to Title 8, Buildings and Construction, of the Apple Valley Municipal Code, the Project's geotechnical report will be subject to review and approval by Town staff prior to issuance of a grading permit. Compliance with the recommendations of the geotechnical report is mandated by Section 8.12.010 of the Apple Valley Municipal Code, and compliance is subject to inspection by the Town Building Official. With implementation of the recommendations of the Project's geotechnical report, impacts associated with strong seismic ground shaking would be less than significant, and no further analysis will be conducted in the Draft EIR.

iii) Seismic-related ground failure, including liquefaction?

Less-Than-Significant Impact. Soil liquefaction is a seismically induced form of ground failure that has been a major cause of earthquake damage in Southern California. Liquefaction is a process by which water-saturated granular soils transform from a solid to a liquid state because of a sudden shock or strain such as an earthquake. According to the Earthquake Zones of Required Investigation map (CDOC 2023), the Project site is not within an area of the Town that has the potential for liquefaction. Therefore, impacts associated with potential seismic-related ground failure, including liquefaction, would be less than significant, and no further analysis will be conducted in the Draft EIR.

iv) Landslides?

No Impact. According to Exhibit III-11 of the Town's General Plan EIR (Town of Apple Valley 2009a), the Project site is not in an area identified as susceptible to slope instability. The Project site is relatively flat with a few small rolling hills at the northwest portion of the project site and is not adjacent to any potentially unstable topographical feature such as a steep slope or riverbank. Therefore, no impacts would occur, and no further analysis will be conducted in the Draft EIR.

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less-Than-Significant Impact. The Project would involve earthwork and other construction activities that would disturb surface soils and temporarily leave exposed soil on the ground's surface. Common causes of soil erosion from construction sites include stormwater, wind, and soil being tracked off site by vehicles. To help curb erosion, Project construction activities must comply with all applicable federal, state, and local regulations for erosion control. The Project would be required to comply with standard regulations, including South Coast Air Quality Management District Rules 402 and 403, which would reduce construction erosion impacts. Rule 402 requires that dust suppression techniques be implemented to prevent dust and soil erosion from creating a nuisance off site (SCAQMD 1976). Rule 403 requires that fugitive dust be controlled with best available control measures so that it does not remain visible in the atmosphere beyond the property line of the emissions source (SCAQMD 2005).

Because Project construction activities would disturb 1 or more acres, the Project must adhere to the provisions of the National Pollutant Discharge Elimination System Construction General Permit. Construction activities subject to this permit include clearing, grading, and ground disturbances such as stockpiling and excavating. The Construction General Permit requires implementation of a stormwater pollution prevention plan, which would include construction features for the Project (i.e., best management practices) designed to prevent erosion and protect the quality of stormwater runoff. Sediment-control best

management practices may include stabilized construction entrances, straw wattles on earthen embankments, sediment filters on existing inlets, or the equivalent. Therefore, impacts during construction would be less than significant, and no further analysis will be conducted in the Draft EIR.

Once developed, the Project site would include buildings, paved surfaces, and other on-site improvements that would stabilize and help retain on-site soils. The remaining portions of the Project site containing pervious surfaces would primarily consist of landscape areas. These landscape areas would include a mix of trees, shrubs, plants, and groundcover that would help retain on-site soils while preventing wind and water erosion from occurring. Therefore, operational impacts related to soil erosion would be less than significant. No further analysis will be conducted in the Draft EIR.

- c) ***Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?***

Less-Than-Significant Impact. As discussed previously, the potential for the Project to result in or be affected by landslides and liquefaction is low, and these issues are not anticipated at the Project site. Project activities may occur on geologically unstable soils such as those susceptible to lateral spreading, subsidence, or collapse. Pursuant to Title 8, Buildings and Construction, of the Apple Valley Municipal Code, the Project's geotechnical report will be subject to review and approval by Town staff prior to issuance of a grading permit. Compliance with the recommendations of the geotechnical report is mandated by Section 8.12.010 of the Apple Valley Municipal Code, and compliance is subject to inspection by the Town Building Official. With implementation of the recommendations of the Project's geotechnical report, impacts would be less than significant, and no further analysis will be conducted in the Draft EIR.

- d) ***Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?***

Less-Than-Significant Impact. Expansive soils are characterized by their potential shrink/swell behavior. Shrink/swell is the change in volume (expansion and contraction) that occurs in certain fine-grained clay sediments from the cycle of wetting and drying. Clay minerals are known to expand with changes in moisture content. The higher the percentage of expansive minerals present in near-surface soils, the higher the potential for substantial expansion.

Alluvial fan sediments, composed primarily of granular soils, underlie the low-lying areas of the Town and the expansion potential ranges from very low to moderately low. Additionally, the U.S. Department of Agriculture's Web Soil Survey does not identify the Project site or surrounding area as containing clay soils, which are typically expansive (USDA 2022). Therefore, impacts would be less than significant, and no further analysis will be conducted in the Draft EIR.

- e) ***Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

No Impact. The Project would connect to the Town's municipal sewer lines. The Project would not require septic tanks or alternative wastewater disposal systems. Therefore, no impacts would occur, and no further analysis will be conducted in the Draft EIR.

f) **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

Potentially Significant Impact. According to the Town’s General Plan EIR, the Town has potential for paleontological finds (Town of Apple Valley 2009a). As such, development and construction activities associated with the project have the potential to unearth potentially significant paleontological resources. Therefore, impacts would be potentially significant, and further analysis is proposed in the Draft EIR.

3.8 Greenhouse Gas Emissions

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---|------------------------------|--------------------------|
| VIII. GREENHOUSE GAS EMISSIONS – Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

b) **Would the project generate conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Potentially Significant Impact. Project construction and operations would involve activities that would generate both short-term and long-term greenhouse gas emissions. Further greenhouse gas analysis is required to determine whether the Project could potentially result in any adverse effects related to greenhouse gases. Therefore, these issues will be analyzed in the Draft EIR.

3.9 Hazards and Hazardous Materials

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|-------------------------------------|-------------------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) ***Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

b) ***Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?***

Potentially Significant Impact. Development of the Project would result in the construction of two industrial/warehouse buildings and associated improvements on currently undeveloped, vacant land. Project implementation could potentially result in impacts related to hazardous materials and wildland fire. Therefore, these issues will be analyzed in the Draft EIR.

- c) ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

No Impact. There are no schools within a 3-mile radius of the Project site. As such, the closest school is well outside of a 0.25-mile radius around the Project site. Therefore, no impacts would occur, and this issue will not be evaluated further in the Draft EIR.

- d) ***Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

No Impact. The Hazardous Waste and Substances Sites List (Cortese List) is a planning document providing information about the location of hazardous materials release sites. California Government Code Section 65962.5 requires the California Environmental Protection Agency to develop, at least annually, an updated Cortese List. The Department of Toxic Substances Control is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous materials release information for the Cortese List (CalEPA 2022). A review of Cortese List online data resources does not identify hazardous materials or waste sites on the Project site or immediately surrounding area (DTSC 2022; SWRCB 2022). Therefore, no impacts would occur, and this issue will not be evaluated further in the Draft EIR.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?***

No Impact. The nearest operational public-use airport to the Project site is the Southern California Logistics Airport, which is approximately 9.5 miles to the west, and Apple Valley Airport, approximately 7.8 miles to the east. According to the Comprehensive Land Use Plan, the Project site is not within a runway protection zone or safety zone area, which would have potential safety and noise impacts (San Bernardino County 2008). Therefore, impacts would not occur, and this issue will not be evaluated further in the Draft EIR.

- f) ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Potentially Significant Impact. Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Typical Town requirements include prior notification of any land or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow, and other necessary precautions. The Project developer would be required to comply with these requirements, which would maintain emergency access and allow for evacuation if needed during construction activities.

The Town's General Plan designates Central Road, State Highway 18, and Bear Valley Road as evacuation routes. The Project does not propose any changes to the geometry of these roadways, and moreover, the Project's truck trips would not be directed toward these roads (as they would be directed toward I-15). However, the project would introduce new workers to the project site, who would potentially need to utilize designated evacuation routes in the case of an emergency. It is anticipated that workers would come from the existing population in the Town and nearby communities and would already be accounted for in existing

evacuation plans. This may shift the use to designated evacuation routes beyond what was previously planned and therefore, as a result, the Project could potential affect emergency response or evacuation activities. Therefore, impacts related to impairment of adopted emergency response plan or evacuation plan will be evaluated further in the Draft EIR.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less-Than-Significant Impact. The California Department of Forestry and Fire Protection’s (CAL FIRE) Fire Hazard Severity maps have determined that the Project site is not in or near land classified as a Very High Fire Hazard Severity Zone (CAL FIRE 2021), and impacts associated with wildfire in or near State Responsibility Areas or lands classified as Very High Fire Hazard Severity Zones are not anticipated. Therefore, the risk of wildland fires would be less than significant, and these issues will not be evaluated further in the Draft EIR.

3.10 Hydrology and Water Quality

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---|------------------------------|--------------------------|
| X. HYDROLOGY AND WATER QUALITY – Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) result in substantial erosion or siltation on- or off-site; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iv) impede or redirect flood flows? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|-------------------------------------|--------------------------|
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*
- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*
- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*
 - i) *Result in substantial erosion or siltation on- or off-site?*
 - ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?*
 - iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
 - iv) *Impede or redirect flood flows?*

Potentially Significant Impact. Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could potentially have an adverse effect on existing drainage patterns, which could subsequently impact surface water and groundwater quality, as well as both on-site and local hydrology. Therefore, these issues will be analyzed in the Draft EIR.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

Less-Than-Significant Impact. The Project would not be susceptible to flood hazards, tsunami, or seiche. Seiche is generally associated with oscillation of enclosed bodies of water (e.g., reservoirs, lakes) typically caused by ground shaking associated with a seismic event; however, the Project site is not near an enclosed body of water. Flooding from tsunami conditions is not expected because the Project site is approximately 100 miles from the Pacific Ocean.

In addition, the Federal Emergency Management Agency Flood Map Service Center identifies the Project site as Zone D, which is classified as an area of undetermined flood hazard (FEMA 2021). As such, the Project would not risk release of pollutants due to inundation. Therefore, impacts associated with seiche, tsunami, or flooding would be less than significant, and this issue will not be evaluated further in the Draft EIR.

- e) **Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

Potentially Significant Impact. Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could potentially have an adverse effect on existing drainage patterns, which could subsequently impact surface water and groundwater quality, as well as both on-site and local hydrology. Therefore, these issues will be analyzed in the Draft EIR.

3.11 Land Use and Planning

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---|------------------------------|-------------------------------------|
| XI. LAND USE AND PLANNING – Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) **Would the project physically divide an established community?**

No Impact. The physical division of an established community typically refers to the construction of a linear feature (e.g., a major highway or railroad tracks) or removal of a means of access (e.g., a local road or bridge) that would impair mobility within an existing community or between a community and outlying area.

Under the existing condition, the Project site is vacant land and is not used as a connection between established communities. Instead, connectivity within the area surrounding the Project site is facilitated via local roadways. As such, the Project would not impede movement within the Project area, within an established community, or from one established community to another. Therefore, no impacts would occur, and this issue will not be evaluated further in the Draft EIR.

- b) **Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

Potentially Significant Impact. Although the Project would be consistent with the General Plan and Zoning Code, further analysis is required to determine if the Project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, these issues will be analyzed in the Draft EIR.

3.12 Mineral Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| XII. MINERAL RESOURCES – Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*
- b) *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

Potentially Significant Impact. According to the Energy and Mineral Resources Element in the Town’s General Plan, mineral resources such as sand, gravel, and stone have been identified within the Town (Town of Apple Valley 2009b). According to Figure III-8 in the Town’s General Plan, the Project site is not within an area designated as a Mineral Resource Zone (Town of Apple Valley 2009b). Additionally, the Project would be within an area that is not zoned for mineral resource extraction operations, and thus, such activities cannot currently occur on the Project site. However, due the Project’s proximity to existing, active mining operations and quarries (CDOC 2022), further analysis is required to determine if the Project would result in an impact to mineral resources. Therefore, these issues will be analyzed in the Draft EIR.

3.13 Noise

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| XIII. NOISE – Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels?*
- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

Potentially Significant Impact. Project construction and operations would involve activities that would generate both short-term and long-term noise. Further noise analysis is required to determine whether the Project could potentially result in any adverse effects related to increased noise levels. Therefore, these issues will be analyzed in the Draft EIR.

3.14 Population and Housing

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| XIV. POPULATION AND HOUSING – Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- a) ***Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?***

Less-Than-Significant Impact. The Project would require a temporary construction workforce and a permanent operational workforce, both of which could potentially induce population growth in the Project area. The temporary workforce would be needed to construct the warehouse buildings and associated improvements. The number of construction workers needed during any given period would largely depend on the specific stage of construction but would likely range from a dozen to several dozen workers on a daily basis. These short-term positions are anticipated to be filled primarily by construction workers who reside in the Project site's vicinity; therefore, construction of the Project would not generate a permanent increase in population within the Project area.

Because the future tenants are not known yet, the number of jobs that the Project would generate cannot be precisely determined. Thus, for purposes of analyses, employment estimates were calculated using average employment density factors reported by the Southern California Association of Governments. The Southern California Association of Governments reports that for every 2,111 square feet of warehouse space in San Bernardino County, the average numbers of jobs supported is one employee (SCAG 2001). The Project would include 2,604,446 square feet of industrial/warehouses space, excluding associated improvements. As such, the estimated number of employees required for operation would be approximately 1,234.

According to the 2010 U.S. Census, the population of the Town was approximately 69,136 residents. According to the Town's General Plan, upon build-out, the Town could support a population of 185,858 residents (Town of Apple Valley 2009b). As such, the Project-related increase of approximately 1,200 employees would represent a nominal percentage of the Town's projected future population upon General Plan build-out.¹

In addition, data provided by the California Employment Development Department in February 2022 found that the unemployment rate for San Bernardino County is at 5%, which is similar to the state average (5.4%) (EDD 2022). As such, the Project's temporary and permanent employment requirements could likely be met by the Town's existing labor force without people needing to relocate into the Project region, and the Project would not stimulate population growth or a population concentration above what is assumed in local and regional land use plans. Therefore, impacts would be less than significant, and no further analysis will be conducted in the Draft EIR.

- b) ***Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?***

No Impact. The Project site is currently vacant and contains no housing or other residential uses. Given that no residential uses are located on site, it follows that the site does not support a residential population. Therefore, no impacts would occur, and no further analysis will be conducted in the Draft EIR.

¹ Note that this represents a conservative approach because this finding assumes that all future employees will have relocated to the Town as a result of the Project from outside of the Town, and that no future employees are already residents of the Town.

3.15 Public Services

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-----------|
|--|--------------------------------|---|------------------------------|-----------|

XV. PUBLIC SERVICES – Would the project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

| | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Fire protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Police protection? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:*

Fire protection?

Potentially Significant Impact. The Project could result in an increase in calls for service to the Project site that may result in the need for new fire protection facilities. Further analysis is required to determine whether the Project could potentially result in adverse environmental impacts associated with the construction of new fire protection facilities. Therefore, this issue will be analyzed in the Draft EIR.

Police protection?

Potentially Significant Impact. The Project could result in an increase in calls for service to the Project site that may result in the need for new police protection facilities. Further analysis is required to determine whether the Project could potentially result in adverse environmental impacts associated with the construction of new police protection facilities. Therefore, this issue will be analyzed in the Draft EIR.

Schools?

No Impact. As previously discussed, the Project would not directly or indirectly induce unplanned population growth in the Town. Although the Project would require employees to construct and operate the Project, these short-term and long-term employees would likely already reside within the broader Project area. As such, it is not anticipated that many people would relocate to the Town as a result of the Project, and an increase in school-age children requiring public education is not expected to occur as a result.

Similar to other development projects in the Town, the Project would be subject to Senate Bill 50, which requires payment of mandatory impact fees to offset any impact to school services or facilities. The provisions of Senate Bill 50 are deemed to provide full and complete mitigation of school facilities impacts, notwithstanding any contrary provisions in CEQA or other state or local laws (Government Code Section 65996). In accordance with Senate Bill 50, the Project Applicant would pay its fair share of impact fees based on the Project’s square footage per Government Code Section 65995(h). These impact fees are required of most residential, commercial, and industrial development projects in the Town. Therefore, no impacts would occur, and no further analysis will be conducted in the Draft EIR.

Parks?

No Impact. The Project would construct two industrial/warehouse buildings in the Town. The Project does not propose any residential uses and would not directly or indirectly induce unplanned population growth in the Town. As such, the Project would not increase the use of existing neighborhood parks or regional parks in the Town and surrounding area. Therefore, no impacts would occur, and no further analysis will be conducted in the Draft EIR.

Other public facilities?

No Impact. Given industrial nature of the Project and the lack of population growth that would result from the Project, it is unlikely that the Project would increase the use of libraries and other public facilities. Therefore, no impacts would occur, and no further analysis will be conducted in the Draft EIR.

3.16 Recreation

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| XVI. RECREATION | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

No Impact. The Project would construct two industrial/warehouse building and associated improvements. The Project does not propose any residential uses and would not directly or indirectly result in a substantial and unplanned increase in population growth within the Project area. As such, the Project would not increase the use of existing neighborhood parks or regional parks in the Town and surrounding area. In addition, as an industrial use, the Project does not propose recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impacts would occur, and no further analysis will be conducted in the Draft EIR.

3.17 Transportation

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---|------------------------------|--------------------------|
| XVII. TRANSPORTATION – Would the project: | | | | |
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Result in inadequate emergency access? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*
- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*
- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*
- d) *Would the project result in inadequate emergency access?*

Potentially Significant Impact. Project operations would involve industrial/warehouse activities that would generate truck and passenger vehicle traffic that may conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, or otherwise result in both localized and broader transportation impacts. Further traffic impact analysis is required to determine whether the Project could potentially result in any adverse effects related the local and regional circulation system. Therefore, these issues will be analyzed in the Draft EIR.

3.18 Tribal Cultural Resources

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|-------------------------------------|---|------------------------------|--------------------------|
| XVIII. TRIBAL CULTURAL RESOURCES | | | | |
| Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

Potentially Significant Impact. Implementation of the Project would result in construction and operational activities upon a currently undeveloped, vacant site. Such activities could potentially have an adverse effect on currently unrecorded, unknown, historical, archaeological, or Tribal cultural resources. Further cultural resources analysis is required to determine whether the Project could potentially result in any adverse effects related to cultural resources. Therefore, these issues will be analyzed further in the Draft EIR.

3.19 Utilities and Service Systems

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| XIX. UTILITIES AND SERVICE SYSTEMS – Would the project: | | | | |
| a) Require or result in the relocation or construction of new or expanded water, waste water treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the waste water treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*
- c) *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?*
- d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Potentially Significant Impact. Project construction and operations would involve activities that would require the use of energy and would generate the need for domestic water, sanitary sewer, stormwater, and solid waste disposal. Given the vacant, undeveloped nature of the Project site, these, and likely other dry and wet utilities and services would need to be extended onto the Project site. Additionally, the Project would be subject to Senate Bill 610, which requires the preparation of a Water Supply Assessment because the Project involves the development of an industrial project that is greater than 650,000 square feet. Further air quality analysis is required to determine whether the Project could potentially result in any adverse effects related to utilities and services systems and to determine whether the Project would have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Therefore, these issues will be analyzed in the Draft EIR.

3.20 Wildfire

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less-Than-Significant Impact. Construction activities that may temporarily restrict vehicular traffic would be required to implement appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Typical Town requirements include prior notification of any

land or road closures with sufficient signage before and during any closures, flag crews with radio communication when necessary to coordinate traffic flow, and other potential precautions. The Project developer would be required to comply with these requirements, which would maintain emergency access and allow for evacuation if needed during construction activities.

The Town's General Plan designates Central Road, State Highway 18, and Bear Valley Road as evacuation routes. The Project does not propose any changes to the geometry of these roadways, and moreover, the Project's truck trips would not be directed toward these roads (as they would be directed toward I-15). Thus, it follows that these roadways' ability to serve as emergency evacuation routes would not be compromised. As a result, the Project would not significantly affect emergency response or evacuation activities. Therefore, impacts would be less than significant, and this issue will not be evaluated further in the Draft EIR.

- b) *Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?***

Less-Than-Significant Impact. CAL FIRE's Fire Hazard Severity maps have determined that the Project site is not in or near land classified as a Very High Fire Hazard Severity Zone (CAL FIRE 2021), and impacts associated with wildfire in or near State Responsibility Areas or lands classified as Very High Fire Hazard Severity Zones are not anticipated. The Project site is in an area that is generally flat, lacking any steep slopes, and characterized as vacant land; these factors are not typically associated with the uncontrolled spread of wildfire. Therefore, impacts associated with the spread of wildfire would be less than significant, and this issue will not be evaluated further in the Draft EIR.

- c) *Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?***

Less-Than-Significant Impact. As previously addressed, the Project site is not within or near State Responsibility Areas or lands classified as Very High Fire Hazard Severity Zones (CAL FIRE 2021). Although the Project would not include the construction of fuel breaks, the Project would involve the installation or improvement of infrastructure, including roads, water, wastewater treatment, electrical connections, and storm drainage facilities. The installation of this infrastructure would be typical of development within the greater Project area and would not require the use of specialized techniques or machinery that would result in temporary or ongoing impacts beyond those impacts discussed within this Initial Study. Any impacts associated with the installation of this infrastructure would be done in compliance with existing regulatory requirements, such as Stormwater Pollution Prevention Plan requirements, that would reduce potential impacts associated with construction of these facilities to below a level of significance. Therefore, impacts associated with infrastructure exacerbating fire risk would be less than significant, and this issue will not be evaluated further in the Draft EIR.

- d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?***

Less-Than-Significant Impact. As discussed above, the Project site is not within or near State Responsibility Areas or lands classified as Very High Fire Hazard Severity Zones (CAL FIRE 2021). As discussed in Section 3.7, Geology and Soils, and Section 3.10, Hydrology and Water Quality, the Project would not result in significant risks associated with flooding or landslides, and the Project does not propose

the use of fire (such as for a controlled vegetation burn) that would result in post-fire slope instability. Therefore, impacts associated with runoff, post-fire slope instability, or drainage changes would be less than significant, and this issue will not be evaluated further in the Draft EIR.

3.21 Mandatory Findings of Significance

| | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|-------------------------------------|---|------------------------------|--------------------------|
| XXI. MANDATORY FINDINGS OF SIGNIFICANCE | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- a) ***Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***

Potentially Significant Impact. The Project has the potential to degrade the quality of the environment, reduce the habitat of a plant or wildlife species, cause a plant or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal (see Section 3.4, Biological Resources). In addition, the Project may have the potential to eliminate important examples of California history or prehistory during grading activities due to the potential for unanticipated cultural resources (see Section 3.5, Cultural Resources). Therefore, impacts are considered potentially significant, and this issue will be analyzed in the Draft EIR.

- b) ***Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)***

Potentially Significant Impact. The Project could have impacts that are individually limited but cumulatively considerable. The EIR will analyze past, present, and reasonably foreseeable projects in the vicinity of the Project site. Therefore, impacts are considered potentially significant, and this issue will be analyzed in the Draft EIR.

- c) ***Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?***

Potentially Significant Impact. The Project could have environmental effects that could cause substantial adverse effects on human beings. Therefore, impacts are considered potentially significant, and this issue will be analyzed in the Draft EIR.

4 References and Preparers

4.1 References

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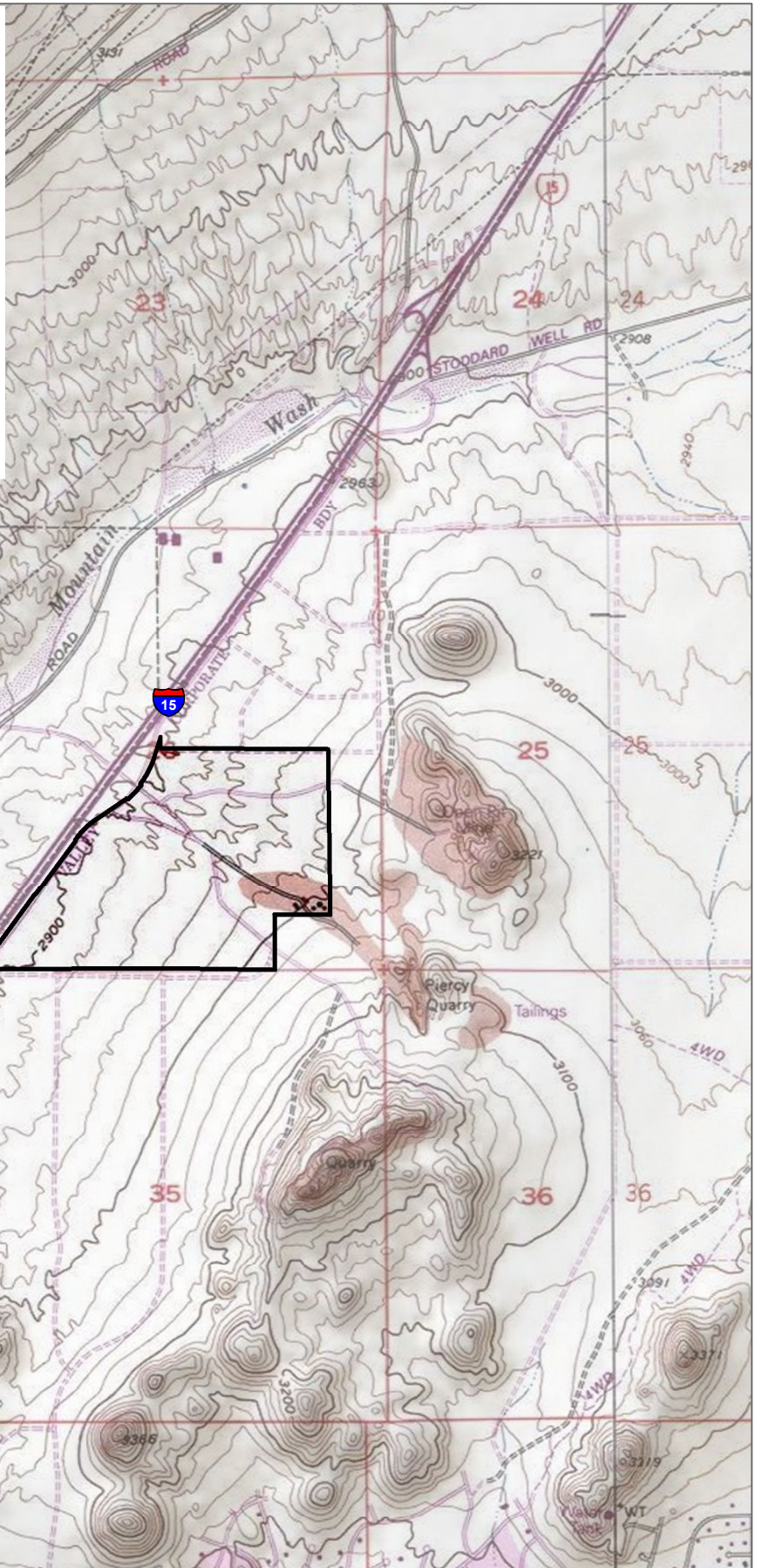
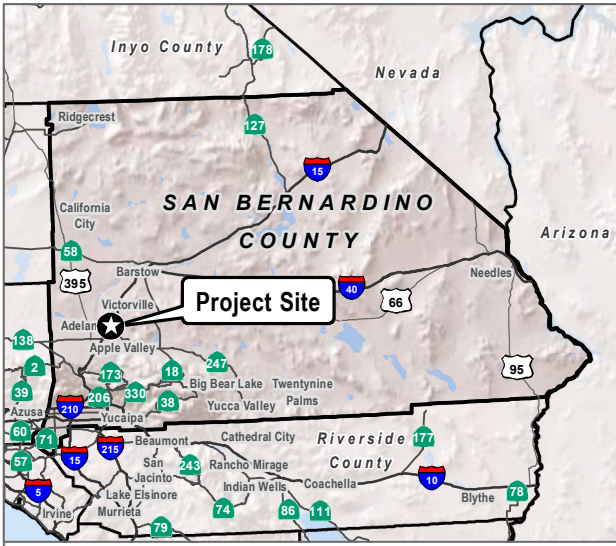
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4.2 List of Preparers

Dudek

Cindi Hoover, AICP – Project Manager
Clarisa Olaguez – Environmental Planner
Hayley Ward – Environmental Planner



 Project Boundary

SOURCE: USGS 7.5-minute Series Victorville Quadrangle

DUDEK



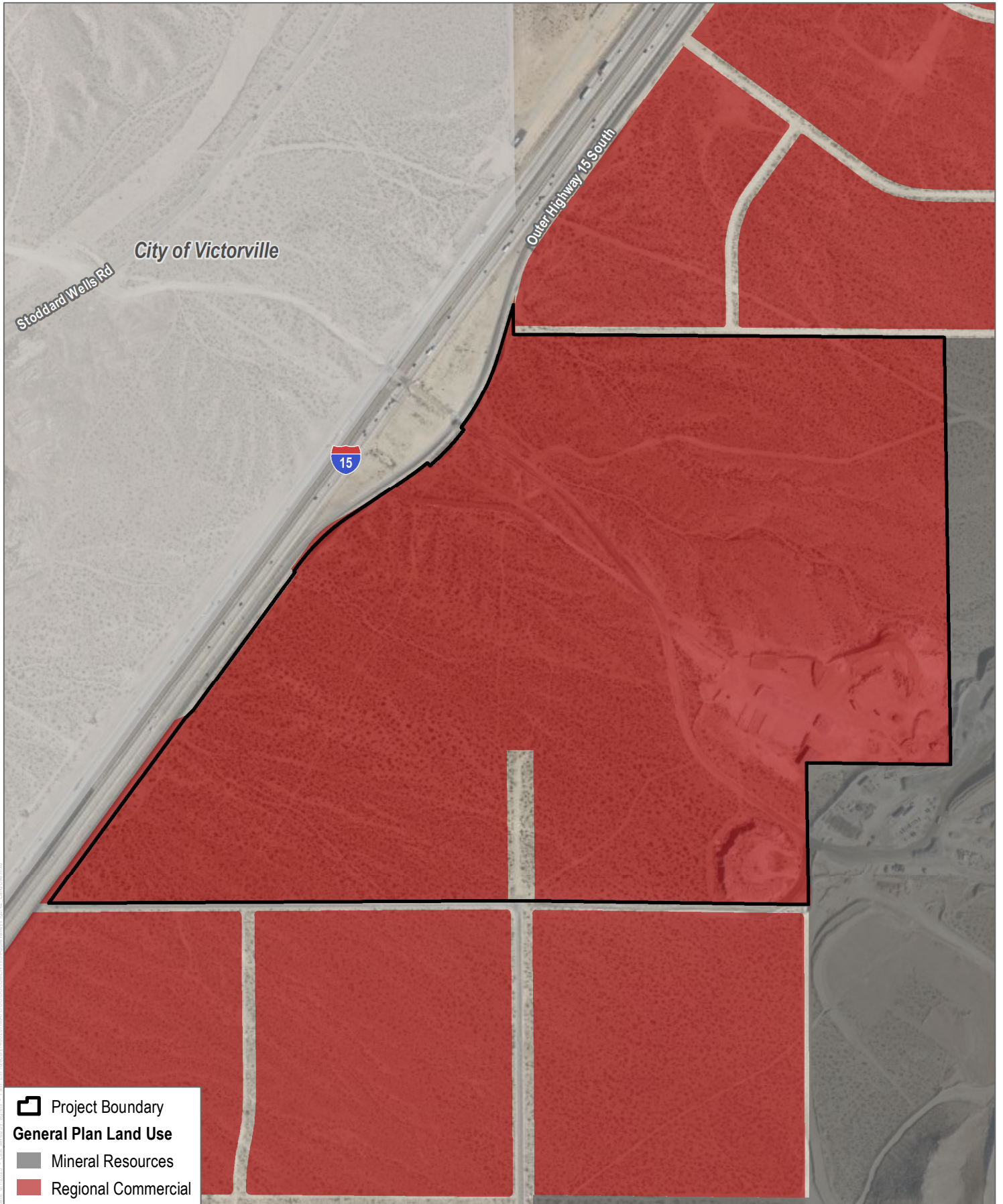
0 1,000 2,000 Feet

FIGURE 1

Project Location

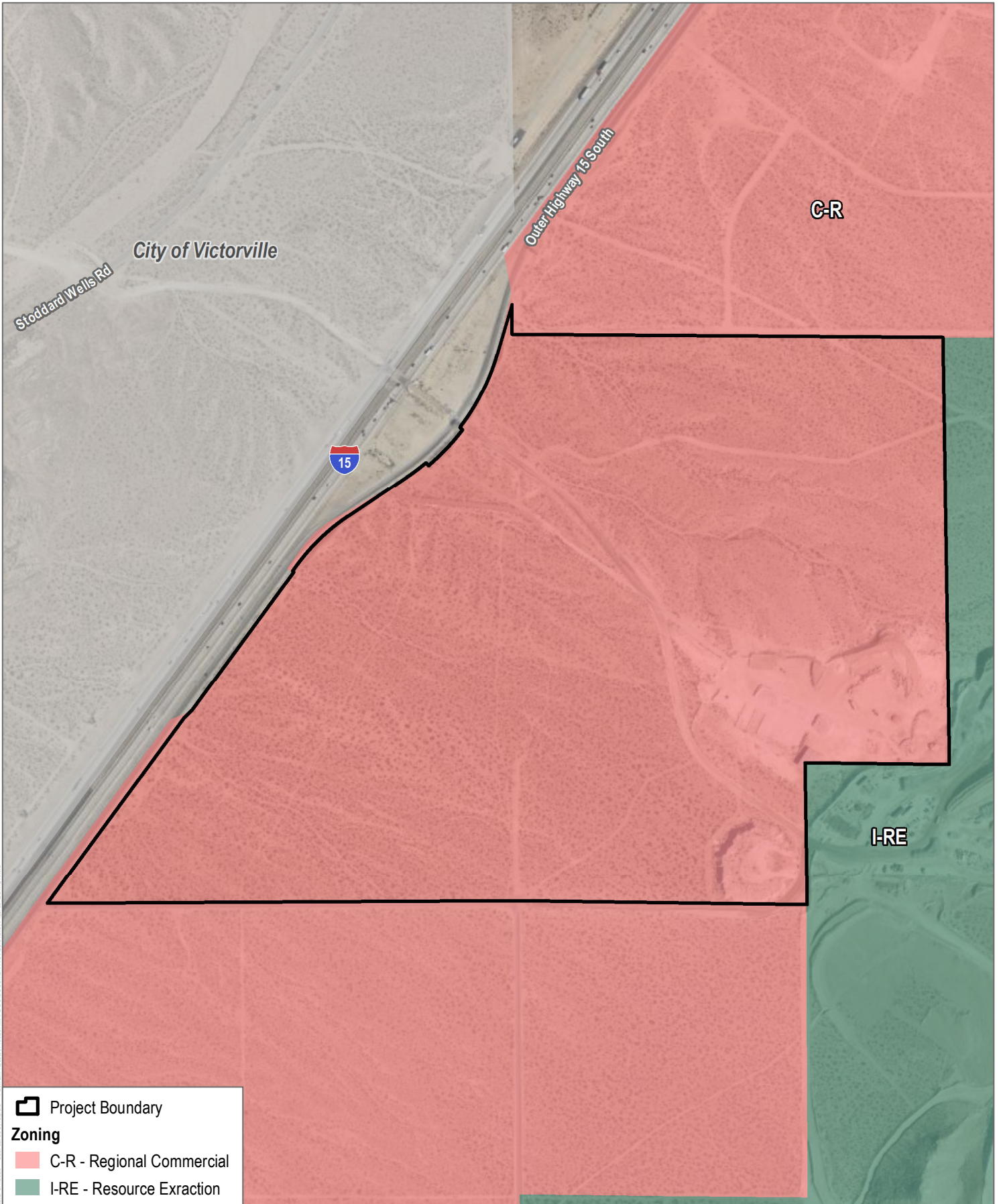
Inland Empire North Logistics Center Apple Valley Initial Study

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SOURCE: Apple Valley 2015; Open Street Map; Bing Maps

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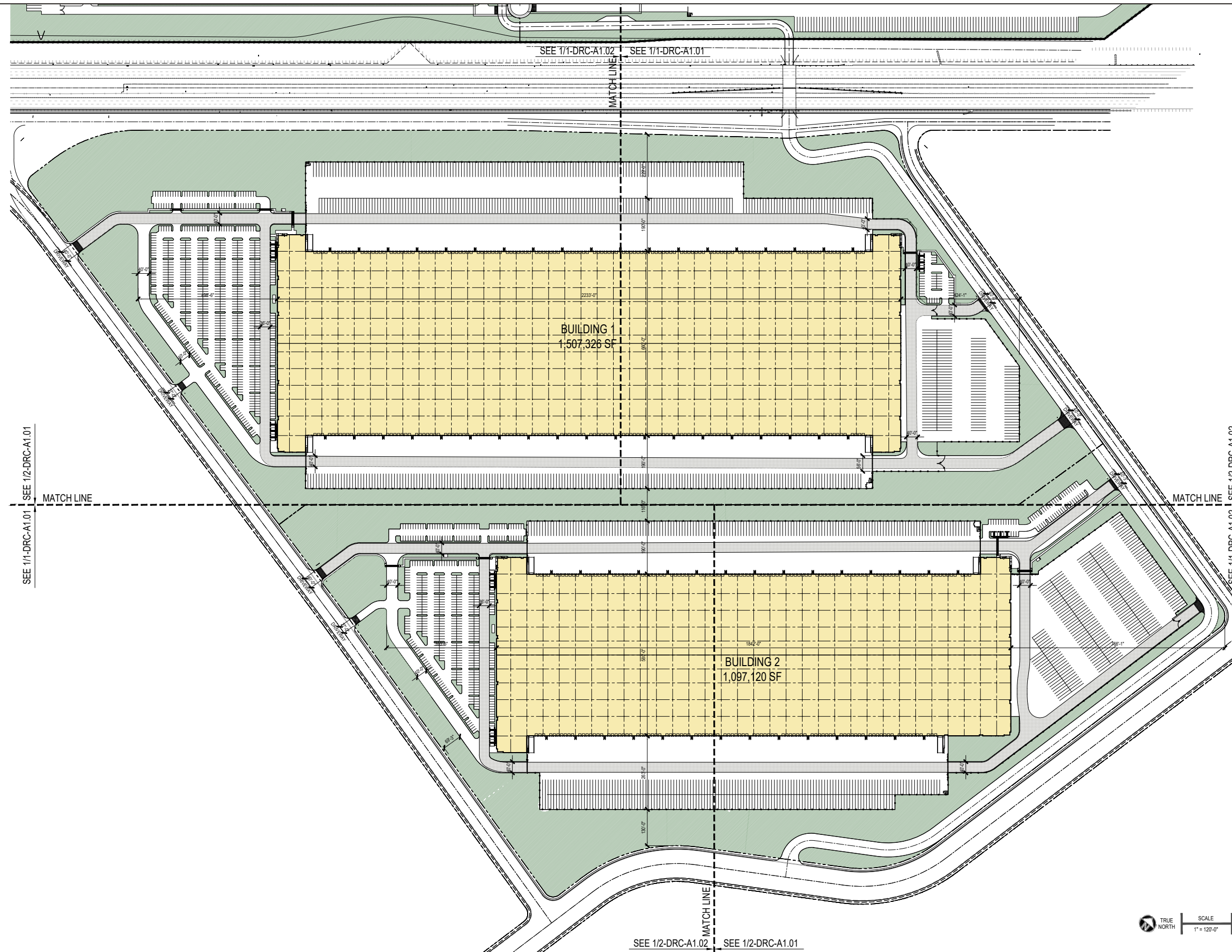


SOURCE: County of San Bernardino; Open Street Map; Bing Maps

FIGURE 3

Zoning Designations

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PROJECT DATA

| Apple Valley | | 4,334,712 | SF |
|--------------------------------|---------------------------|------------|-------|
| SITE AREA | | 4,334,712 | SF |
| | | 98.92 | Acres |
| BUILDING AREA | | | |
| 1ST FLOOR | WAREHOUSE | 1,487,326 | SF |
| | OFFICE | 33,000 | SF |
| 1ST FLOOR TOTAL | | 1,520,326 | SF |
| 2ND FLOOR | OFFICE | 33,000 | SF |
| TOTAL | | 1,553,326 | SF |
| PROJECT FACTS | | | |
| F.A.R. | | 0.36 | |
| CLEAR HEIGHT | | 42 | |
| CONSTRUCTION TYPE | | 400 | |
| OCCUPANCY | | 5 & 4000 B | |
| FIRE SPRINKLER | | EXP SYSTEM | |
| ZONING | | | |
| TYPE | REGIONAL COMMERCIAL (R-4) | | |
| SET BACK | | | |
| FRONT | 15' | 40' | |
| REAR | 0' | 30' | |
| PARKING REQ. | | | |
| AUTO PARKING | 9757 | | |
| MAN | | | |
| WAREHOUSE | 3750 SF 1ST FLOOR | 20 | |
| | 32,000 SF 2ND FLOOR | 1888 | |
| TOTAL | | 1918 | |
| Other Included with 20% of GFA | | | |
| PARKING PROVIDED | | | |
| AUTO PARKING | 9833 | | |
| STANDARD | 827 | | |
| MAN | 17 | | |
| EV READY | 38 | | |
| TOTAL | 1088 | | |
| 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

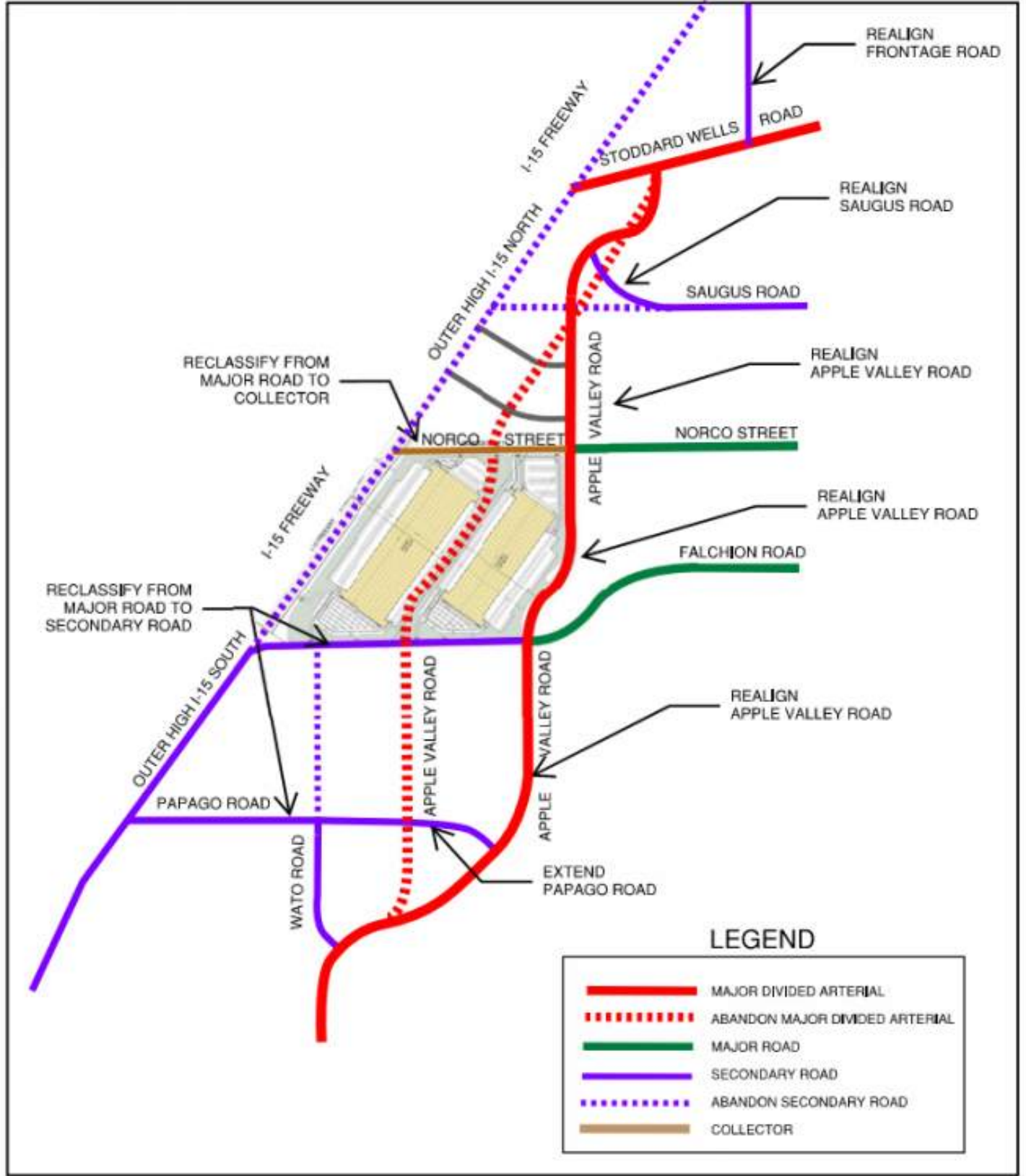
SOURCE: LHA, May 2023



FIGURE 4
Site Plan

Apple Valley Stoddard Wells Warehouse Project Initial Study

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SOURCE: David Evans and Associates Inc., 2023

FIGURE 5

Proposed General Plan Amendment to Circulation Element
 Apple Valley Stoddard Wells Warehouse Project Initial Study

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**NATIVE AMERICAN HERITAGE COMMISSION**

September 25, 2023

Daniel Alcayaga, AICP
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307

Re: 2023090366, Inland Empire North Logistics Center Apple Valley Project, San Bernardino County

Dear Mr. Alcayaga:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

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Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
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Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
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COMMISSIONER
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EXECUTIVE SECRETARY
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AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Cameron.Vela@nahc.ca.gov.

Sincerely,

Cameron Vela

Cameron Vela
Cultural Resources Analyst

cc: State Clearinghouse

Mojave Desert Air Quality Management District

Brad Poiriez, *Executive Director*
14306 Park Avenue, Victorville, CA 92392-2310
760.245.1661 • Fax 760.245.2022
www.MDAQMD.ca.gov • @MDAQMD



September 28, 2023

Daniel Alcaayaga, Planning Manager
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307

Project: Inland Empire North Logistics Center Apple Valley Project

Dear Mr. Alcaayaga:

The Mojave Desert Air Quality Management District (District) has received a request for comments on the Draft Environmental Impact Report (DEIR) for the proposed Inland Empire North Logistics Center Project in Apple Valley. The Project includes the 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.

The District has reviewed the project notice and agrees with the findings of the initial study that the project construction and operations would involve activities that would generate both short-term and long-term criteria air pollutants and other emissions or odors. Therefore, impacts are considered potentially significant and should be further analyzed in the EIR.

The District requires that the following dust mitigation measures be required for the construction portion of the development (enforceable by the District AND by the land use agency) should the project be approved:

- Prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project;
- Signage compliant with Rule 403 Attachment B shall be erected at each project site entrance not later than the commencement of construction.
- Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.

- All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.
- All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces, and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.
- Obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to: Internal Combustion Engines with a manufacture's maximum continuous rating greater than 50 brake horsepower.

Thank you for the opportunity to review this planning document, the District looks forward to reviewing the DEIR. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 6726, or Bertrand Gaschot at extension 4020.

Sincerely,



Chris Anderson
Planning and Air Monitoring Supervisor

CA/bg

Apple Valley Inland Empire North Logistics Center 2023 Sep 27



10/17/2023

VIA EMAIL ONLY

Daniel Alcayaga, Planning Manager,
Town of Apple Valley,
14955 Dale Evans Parkway,
Apple Valley, CA 92307.
dalcayaga@applevalley.org

RE: NOP Comments for the Inland Empire North Logistics Center Apple Valley Project

Dear Mr. Alcayaga,

The comments are submitted on behalf of Californians Allied for a Responsible Economy ("CARE CA") regarding the Notice of Preparation ("NOP") of a Draft Environmental Impact Report ("DEIR") for Inland Empire North Logistics Center Apple Valley ("the Project"). CARE CA understands that the proposed Project consists of the construction and operation of two industrial/warehouse buildings totaling approximately 2,604,446 square feet on approximately 177.74 acres.

The goal of an EIR is to provide decisionmakers and the public with detailed information about the effects of a proposed project on the environment, how significant impacts will be minimized and alternatives to the project (Pub. Res. Code § 21002.2). We, therefore, respectfully request a complete analysis of all identified impacts, imposition of all feasible mitigation and study of a reasonable range of alternatives. In addition, we wish to provide the following comments:

- i) The DEIR should provide details of any and all proposed future industrial/warehouse uses of the Project, clearly articulated and quantified. Ideally, the DEIR should study a combination of the five primary logistics-type uses at the site, including providing justification and square footage assumed for each use analyzed to ensure that the unique impacts of each use are comprehensively evaluated (i.e., both truck and vehicular trips, air quality, GHG emissions, public health risk and other environmental effects).
- ii) The Initial Study states that the Project will not include cold storage. We suggest that the City follow the California Air Resources Board (CARB) recommendations to require contractual language in tenant lease agreements or restrictive covenant over parcels to prohibit use of transport refrigeration units (TRUs).

iii) The Air Quality analysis should be based on actual emissions data from existing similar sized warehouse projects rather than computer generated estimates. In addition, a Health Risk Assessment (HRA) should be prepared as part of the DEIR that accurately reflects all proposed future industrial/warehouse uses, and accounts for other emission sources such as backup generators, and forklifts.

iv) To determine the significance of the Project's GHG, we urge the City to adopt thresholds that embody climate change's existential threat to humankind and provide detailed discussion on the Applicant's plan to offset the Project's GHG emissions.

Thank you for the opportunity to submit NOP comments. Again, CARE CA respectfully requests under CEQA full analysis of the environmental impacts, feasible mitigation, and reasonable alternatives to the Project. We look forward to reviewing and commenting on the DEIR.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Modrzejewski", with a long horizontal flourish extending to the right.

Jeff Modrzejewski

Executive Director

CENTER FOR COMMUNITY ACTION AND ENVIRONMENTAL JUSTICE

“Bringing People Together to Improve Our Social and Natural Environment”

October 11, 2023

Town of Apple Valley
Attn: Daniel Alcayaga, Planning Manager
14955 Dale Evans Parkway
Apple Valley, CA 92307
Submitted via email to dalcayaga@applevalley.org.

Re: Inland Empire North Logistics Center Apple Valley Project Notice of Preparation (SCH #2023090366)

Dear Daniel Alcayaga,

This letter is on behalf of the Center for Community Action and Environmental Justice (CCA EJ) to respond to the Notice of Preparation for the proposed Inland Empire North Logistics Center, Apple Valley Project which would be built there in Apple Valley. After reviewing the documents, CCA EJ would like to make sure that several items receive thorough study and mitigation as part of the EIR process.

As noted in the summary chart on pages 14 and 21 of the Initial Study, the Project would have a Potentially Significant Impact for all four topics under Air Quality and both of the topics under Greenhouse Gas Emissions. It is critical that the EIR process identify full mitigation methods for these potential impacts and although Apple Valley is located outside of the South Coast Air Quality Management District, adopting the measures identified in their Rule 2305 to reduce the impacts of warehouses be voluntarily adopted and put in place to help achieve the reductions necessary to fully reduce the emissions.

A critical issue with any warehouse is to ensure that they do not burden the surrounding communities, particularly with their truck traffic. While the Project is located several miles from any sizable communities, it nevertheless is important to ensure that the Project is designed such that truck traffic is directed to nearby interchanges instead of through existing communities south of the Project site, including a Census Tract in Victorville which is at the 87th percentile in CalEnviroScreen (Figure 1) and worsen the pollution burden which they face.

Another concern is for ensuring that the road infrastructure built for or due to the Project includes the appropriate accommodation for cyclists. It is not clear that the City has yet updated its standard sections to provide allowance for designs based on the latest and safest bike facilities (Figure 2). Nevertheless, it is crucial that as these sorts of projects are undertaken in areas which in some instances lack even so much as a paved road, that the associated construction be done to

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PO Box 33124
Jurupa Valley, CA 92519
www.ccae.org

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the latest standards *now*. This is to avoid creating hazards by design and resulting in a situation which at best, needs additional reconstruction at a later date to retrofit in place what should have been built from the beginning, a situation which is likely to result once SB 932 (Portantino, 2022) is implemented.

We urge the Town to ensure that any locations where the developer is being conditioned to build/widen roads do so with standard sections based on the principles provided by Figure 2 so that no hazardous conditions are created in those locations. In addition to being vital for improved safety, the provision of the safer bike facilities can be a powerful tool available to reduce the VMT and projected significant Air Quality and Greenhouse Gas Emissions impacts which this Project may have by providing a place where people feel more willing to travel by (electric) bicycle¹² or other non-motorized options.

Thank you for your time and consideration of these comments to ensure that these issues are addressed as part of the EIR process. If there are any questions or clarifications, please do not hesitate to contact me for clarification.

Sincerely,

Marven E. Norman, Policy Coordinator

Cc:

Inland Empire Biking Alliance

CCA EJ is a long-standing community based organization with over 40 years of experience advocating for stronger regulations through strategic campaigns and building a base of community power. Most notably, *CCA EJ*'s founder Penny Newman won a landmark federal case against Stringfellow Construction which resulted in the 'Stringfellow Acid Pits' being declared one of the first Superfund sites in the nation. *CCA EJ* prioritizes community voices as we continue our grassroots efforts to bring lasting environmental justice to the Inland Valley Region.

CCA EJ

¹ Popovich, N., Gordon, E., Shao, Z., Xing, Y., Wang, Y., & Handy, S. (2014). Experiences of electric bicycle users in the Sacramento, California area. *Travel Behaviour and Society*, 1(2), 37-44.

² Karpinski, E. (2021). Estimating the effect of protected bike lanes on bike-share ridership in Boston: a case study on Commonwealth Avenue. *Case studies on transport policy*, 9(3), 1313-1323.

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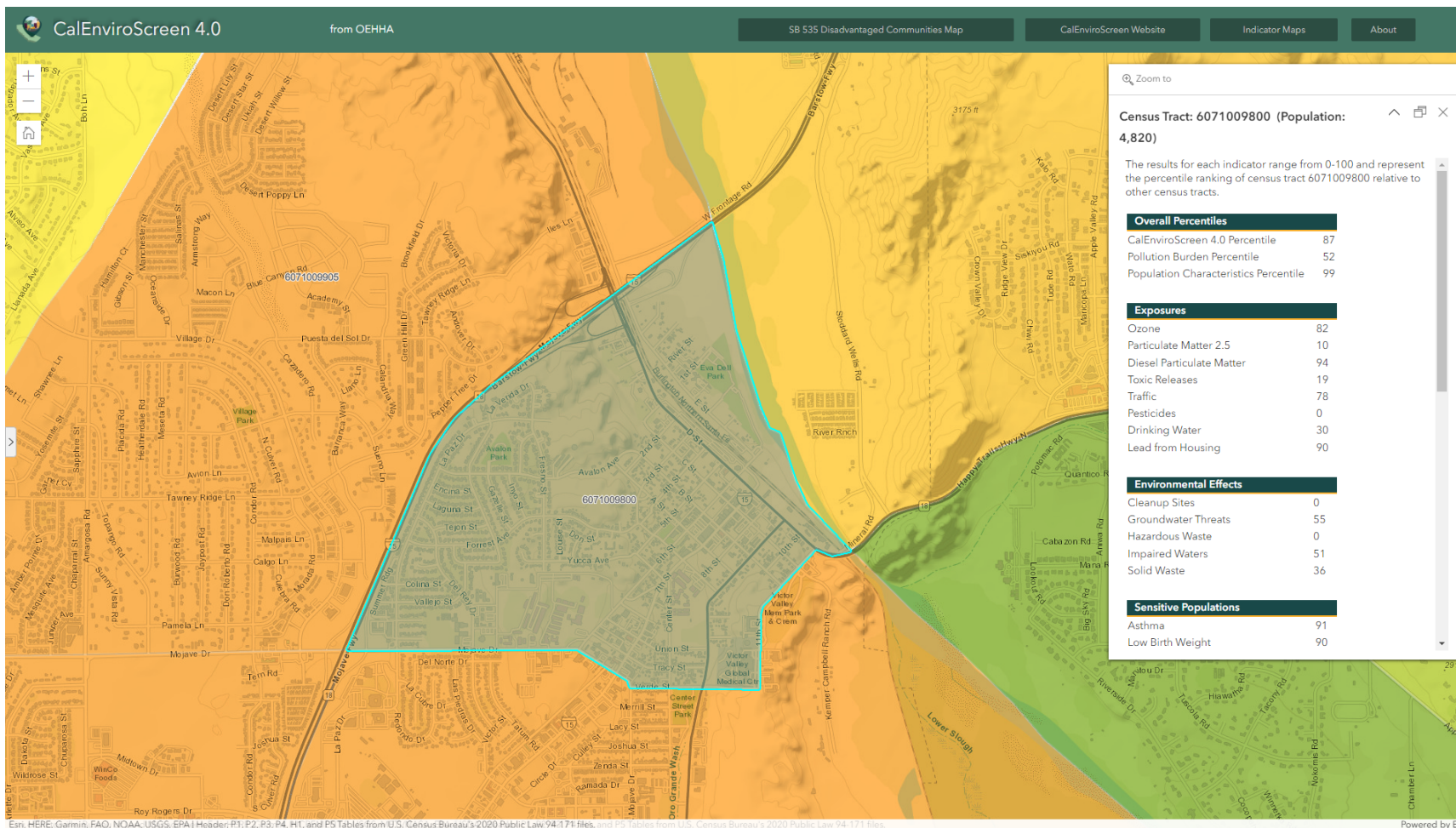
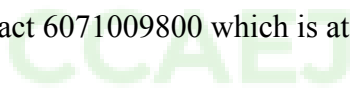


Figure 1: CalEnviroScreen 4.0 results for Census Tract 6071009800 which is at the 87th percentile.



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Attachment A

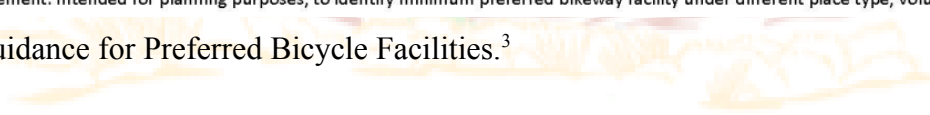
| Caltrans Contextual Guidance for Preferred Bicycle Facilities** | | | | | |
|---|-----------------|--|----------------------------------|----------------------|---------------|
| Place Type and Surrounding Land-Use ¹ | Design Year ADT | Posted Speed | | | |
| | | 15-20 | 25-30 | 35-45 | > 45 |
| Urban Areas & Suburban Main Streets | <2,500 | Standard Shoulder or Shared Lane | Standard Shoulder or Shared Lane | Class II or Class IV | Class IV |
| | 2,500-5,000 | Shared Lane | Shared Lane | | |
| | 5,000-10,000 | Class II or Class IV | Class II or Class IV | Class IV | |
| | >10,000 | Class IV | Class IV | | |
| Rural Areas (Developing Corridors) | <2,500 | 15-20 | 25-30 | 35-45 | > 45 |
| | 2,500-5,000 | Standard Shoulder (may be designated as a Class III facility) ² | | | |
| | 5,000-10,000 | Standard Shoulder (may be designated as a Class III facility) ² | | | |
| | >10,000 | Standard Shoulder (may be designated as a Class III facility) ² | | | |
| | | 15-20 | 25-30 | 35-45 | > 45 |
| Rural Main Streets | <2,500 | Standard Shoulder or Shared Lane | Class II | Class II | Class I or IV |
| | 2,500-5,000 | Shared Lane | | | |
| | 5,000-10,000 | Class II | Class I, II, or IV | | |
| | >10,000 | Class II | | | |

¹ Highway Design Manual (HDM) Index 81.3

² HDM, Tables 302.1 and 307.2

** Chart is not a replacement for engineering judgement. Intended for planning purposes, to identify minimum preferred bikeway facility under different place type, volume and speed conditions.

Figure 3: Caltrans Contextual Guidance for Preferred Bicycle Facilities.³



³

<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/office-of-smart-mobility-and-climate-change/planning-contextual-guidance-memo-03-11-20-a11y.pdf>

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