



Notice of Availability of a Draft Environmental Impact Report

Date: September 30, 2024

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

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

Project Applicant: FGFV IV, LLC

Subject: Notice of Availability of a Draft Environmental Impact Report for the Inland Empire North Logistics Center Apple Valley Project (State Clearinghouse No. 2023090366)

The Town of Apple Valley (Town), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) to evaluate the environmental effects associated with the Inland Empire North Logistics Center Apple Valley Project (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is publicly available for a 45-day review and comment period from September 30, 2024, through November 13, 2024. The Town is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section 15087).

Project Location

The approximately 178-acre Project site is located in the northwestern part of the Town of Apple Valley, which is within the Victor Valley Region of San Bernardino County (Figure 1, Site Plan). The Project site is located directly east of I-15, north of Falchion Road and south of Norco Street. The Project site and its immediate surroundings can be seen in Figure 2, Project Aerial. Regional access to the Project site is provided via I-15, which is located adjacent to the Project site's western boundary. Off-site improvements to roadways within the vicinity of the Project are proposed.

The site consists of Assessor's Parcel Number (APN) 0472-031-08. Specifically, the Project site is located in Section 26, Township 6N, Range 4W, as depicted on the U.S. Geological Survey Victorville, California 7.5-minute topographic quadrangle map.

Project Description

The Draft EIR addresses the potential physical environmental effects of construction of two industrial/warehouse buildings and associated improvements on approximately 178 acres of land. Building 1 would be approximately 1,507,326 square feet while Building 2 would be approximately 1,097,120 square feet. The Project's associated improvements would include 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, including frontage landscaping and sidewalks, curbs, and gutters. A variety of trees, shrubs, plants, and groundcovers would be planted

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within the Project frontages to incorporate a layering concept to provide different height trees and border or accent shrubs and low ground cover, as well as within the landscape areas located around the proposed industrial/warehouse buildings and throughout the Project site.

The Project would also involve the re-alignment of Apple Valley Road to the eastern Project boundary and off-site improvements to roadways located within the vicinity of the Project. Improvements would occur at Falchion Road from Outer Highway 15 to Apple Valley Road, Norco Street from Outer Highway 15 to Apple Valley Road, Outer Highway 15 between Falchion Road and Norco Street, and Apple Valley Road between Falchion Road and Norco Street as described below. These would be public roads once constructed.

Project Impacts

The Project would result in no impact or a less-than-significant impact for the following environmental topics: aesthetics; agriculture and forestry resources; energy; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; population and housing; public services and recreation; transportation; utilities and service systems; and wildfire.

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

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

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

Public Comment Period

The 45-day public comment period for this Draft EIR will begin on September 30, 2024, and end on November 13, 2024. Please send written comments pertaining to the adequacy of the Draft EIR no later than 5:00 p.m. on November 13, 2024, to Rick Hirsch, Consulting Planner, Town of Apple Valley, 14955 Dale Evans Parkway, Apple Valley, California 92307. Email: rhirsch@interwestgrp.com.

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

Public Hearing

A public hearing for this Project will be held before the Planning Commission. The hearing has not been scheduled at this time. The Town will circulate a separate notice when the hearing date has been set consistent with public noticing requirements set forth by the Town.