

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021120062

Project Title: Apple Valley I-15 Travel Center

Lead Agency: Town of Apple Valley

Contact Name: Daniel Alcayaga

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Project Location: Town of Apple Valley, San Bernardino County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant is proposing to construct and operate a full-service travel center and recreational vehicle (RV) park on approximately 33.52 acres of vacant land in the northwest portion of the Town of Apple Valley (project site). On the western portion of the project site, the travel center would provide professional truck drivers and motorists with 24-hour access to purchase gasoline, diesel fuel, propane, electronics, snacks, travel items, and fast-food restaurant offerings. A truck maintenance building, dog park, RV dump station, stormwater basins, truck and automobile parking areas and landscaping/lighting are also proposed. The eastern portion of the project site would include an RV park, which would consist of a convenience store, automobile and overnight RV parking with utility hookups, propane fueling area, recreational amenities, and landscaping/lighting. The project would include construction of Traveler's Way, a new roadway that would bisect the travel center in the western portion of the project site and the RV park in the eastern portion of the project site. Project visitors/customers would include "over-the-road" trucks (i.e., professional long-haul drivers who are on the road for consecutive days or weeks at a time), local residents, and traveling motorists.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identified significant or potentially significant effects associated with cultural resources, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, noise, transportation, and utilities and service systems. Mitigation Measures 3.3-1a, 3.3-1b, and 3.3-2 include procedures to follow in the event of unanticipated archaeological and tribal cultural resources discoveries. Mitigation Measures 3.4-1 would mitigate the loss of protected wetlands/waters and Mitigation Measures 3.4-2, 3.4-3a through 3.4-3d, 3.4-4a through 3.4-c would reduce effects on special-status plants, reptiles, and birds. Mitigation Measures 3.7-1 and 3.14-1 would prevent conflicts with programs, plans, and policies related to energy efficiency, greenhouse gas emissions reductions, and the transportation network. Mitigation Measures 3.8-2 and 3.8-3 would prevent/minimize adverse effects from accidental releases of hazardous materials and from hazardous materials sites. Mitigation Measure 3.11-1 would include measures to reduce construction-related noise, but noise impacts from construction of the off-site water main line would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no known areas of controversy associated with the project. The Town of Apple Valley received one comment letter in response to the Notice of Preparation, from the Native American Heritage Commission. The letter included recommendations for fulfilling the tribal consultation requirements of SB 18 and AB 52.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for the project; however, permits would be required from the Lahontan Regional Water Quality Control Board (Region 6) and Mojave Desert Air Quality Management District.