

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

Date: July 1, 2022

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

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

Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of a Public Scoping Meeting for the Apple Valley 143 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 Apple Valley 143 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 143-acre Project site is located in the northern part of the Town, which is within the Victor Valley Region of San Bernardino County (Figure 1, Project Location). The Project site is located on the northeast quadrant of I-15 and Stoddard Wells Road. The Project site is located south of Johnson Road, approximately 0.25 miles west of Grasshopper Road, north of Stoddard Wells Road, and north of I-15. The Project site consists of Assessor's Parcel Numbers (APNs) 047-221-105, 047-221-106, 047-221-115, 047-222-206, and 047-222-211. Specifically, the Project site is located in Sections 13 and 24, Township 6N, Ranges 3W and 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 includes the construction and operation of 3 industrial/warehouse buildings totaling approximately 2,628,000 square feet on approximately 143 acres (Figure 2, Site Plan). Building 1, the southernmost building, would be approximately 615,000 square feet, Building 2, the center building, would be approximately 1,220,000 square feet, and Building 3, the northernmost building, would be approximately 793,000 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 EIR will evaluate whether implementation of the Project may potentially result in one or more significant environmental impacts. The potential environmental effects to be addressed in the EIR will include, but may not be limited to, the following:

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

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and Project alternatives.

Public Scoping Comment Period and Meeting

Public Scoping Comment Period

The Town has established a 30-day public scoping period from **July 1, 2022 through August 1, 2022**. 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 also hold a public scoping meeting on July 19, 2022, at 5:00 p.m. at Apple Valley Town Hall, 14955 Dale Evans Parkway, Apple Valley, California 92307. 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 scoping 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

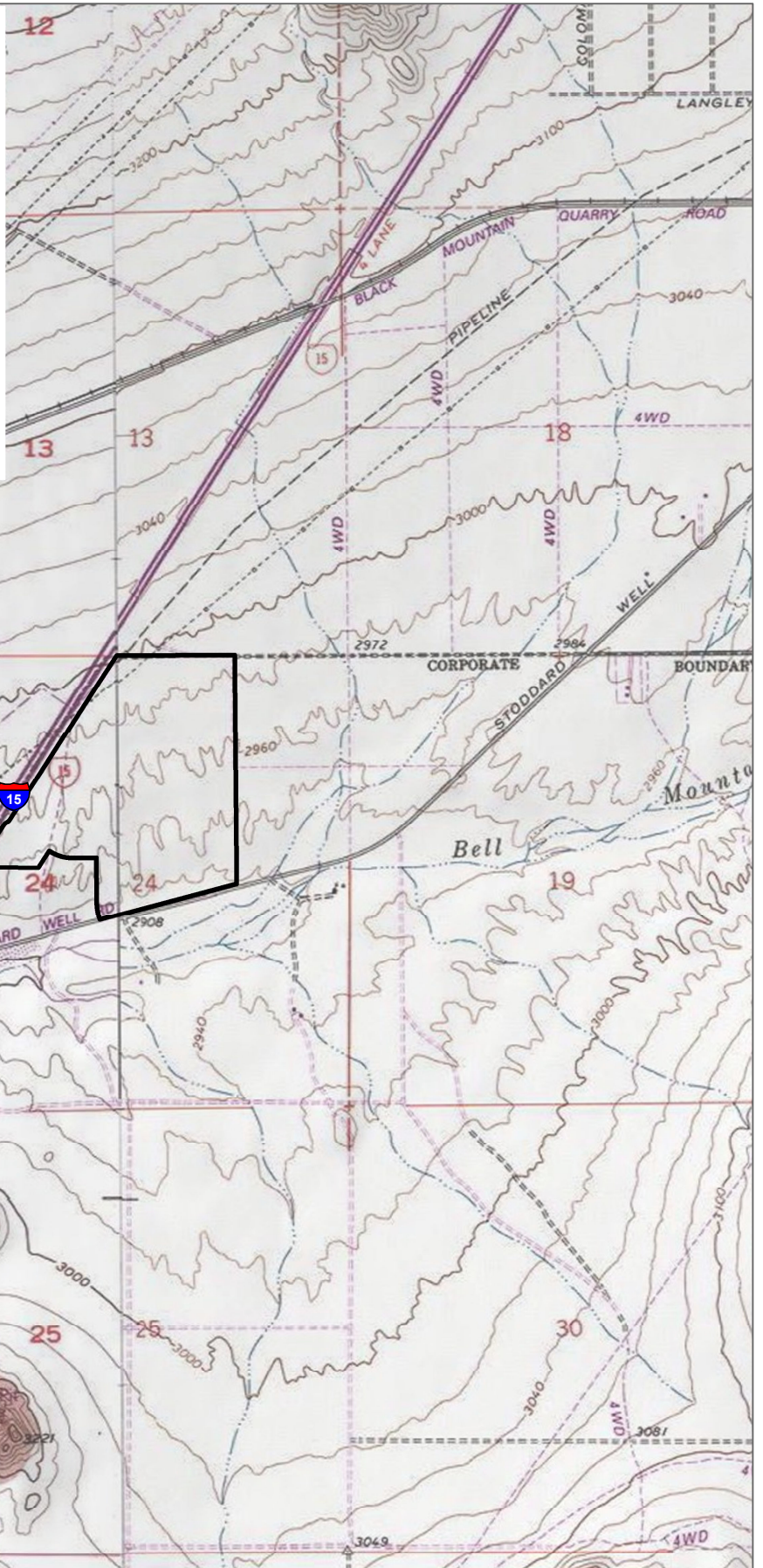
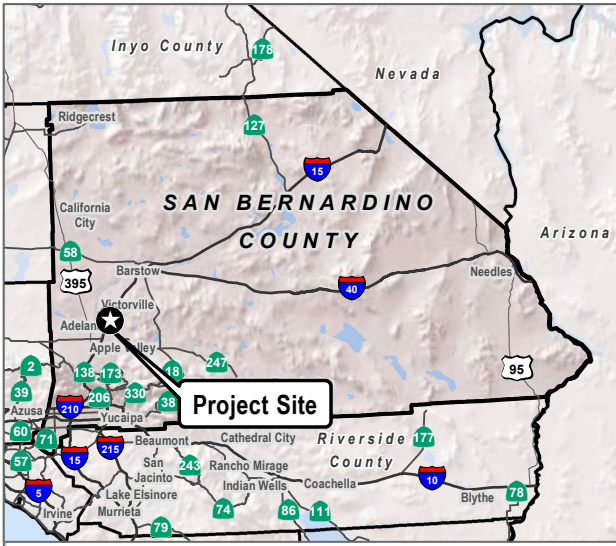
All scoping comments must be received in writing by 5:00 p.m. on August 1, 2022, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please 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



SOURCE: USGS 7.5-minute Series Victorville and Apple Valley North Quadrangles



SOURCE: RGA 2022

FIGURE 2
Site Plan