

Notice of Determination

To:
Office of Planning and Research
[CEQA Submit](#)

From:
Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd, Suite C-220
Ontario, CA 91764
Contact: Emily Leon
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Lead Agency
City of Apple Valley
14995 Dale Evans Parkway
Apple Valley, CA 92307
Contact: Daniel Alcayaga
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SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2023020285

Project Title: 1M Warehouse (Lake or Streambed Alteration Agreement No. EPIMS-SBR-41988-R6)

Project Location (San Bernardino): The project is located at an unnamed tributary to the Mojave River, in the County of San Bernardino, State of California; Latitude 34.597201, Longitude -117.169460; or Sections 14, 15, 21, 22, and 23, Township 6 North, Range 3 West, U.S. Geological Survey (USGS) map Apple Valley North quadrant, Assessor's Parcel Number 0463-241-02-0000. The project site is south of Johnson Road, east of Central Road, north of Lafayette Street, and west of Sycamore Lane, and the off-site improvement areas occur along Central Road and along Johnson Road and Lafayette Street.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement EPIMS-SBR-41988-R6, pursuant to Fish and Game Code section 1602, to the project Applicant, AP Investors Group LLC.

The project is limited to construction of a 1,080,125 sqft industrial warehouse building and associated improvements, including vegetation removal; grading; utility installation including on and off-site sewer lines and storm drainage; paving for parking areas.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on November 1, 2024 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:
Signature: Alisa Ellsworth Date: 11/1/2024
Alisa Ellsworth, Environmental Program Manager

Date Received for filing at OPR: _____