

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 #: 2023090009

Project Title: Cordova Complex and Quarry at Pawnee Warehouse Project

Lead Agency: Town of Apple Valley, Planning Department

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Project Location: Apple Valley
City

San Bernardino
County

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

The approximately 163-acre Project site is located in the northern part of the Town of Apple Valley within the North Apple Valley Industrial Specific Plan area and includes two non-contiguous sites: the approximately 87-acre Cordova Complex site and the approximately 76-acre Quarry at Pawnee site. The Project consists of construction and operation of two new warehouse buildings totaling approximately 3,022,294 square feet (sf). The Project would operate as a high-pile storage warehouse for the storage and distribution of manufactured goods/materials with ancillary office uses. The Cordova Complex warehouse building would be 1,559,952 sf and would include a total of 266 loading dock doors, with 133 loading dock doors along the northern warehouse façade and 133 loading dock doors along the southern façade. The Quarry at Pawnee warehouse building would be slightly smaller at 1,462,342 sf and would include a total of 235 loading dock doors with 118 loading dock doors along the eastern warehouse façade with an additional 117 loading dock doors along the western façade. The Project would involve associated on-site improvements, including truck and vehicle parking, on-site stormwater detention basins, and landscaped areas. The Project would also include off-site roadway improvements, including widening and paving of roadways used to access the Project site, as well as installation of or upsizing of water and sewer lines in the immediate vicinity of the Project site. The warehouses would be built as tilt-up (Type III-B) structures with concrete walls. No refrigeration would be included for cold storage.

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

Less than Significant with Mitigation Incorporated: Biological Resources, Cultural Resources, Tribal Cultural Resources, and Paleontological Resources
-Mitigation Measures: MM BIO-1: Conservation of Western Joshua Trees, MM BIO-2: Conservation of Desert Native Plants, MM BIO-3: Designated Biologist Authority, MM BIO-4: Compliance Monitoring, MM BIO-5: Education Program, MM BIO-6: Construction Monitoring Notebook, MM BIO-7: Delineation of Property Boundaries, MM BIO-8: Mitigation for Indirect Impacts, MM BIO-9: Pre-Construction Burrowing Owl Survey, MM BIO-10: Pre-Disturbance Desert Tortoise Clearance Survey, MM BIO-11: Pre-Construction Nesting Bird Survey, MM BIO-12: Pre-Disturbance American Badger and Desert Kit Fox Clearance Survey, MM BIO-13: Jurisdictional Waters, MM CUL-1: Workers Environmental Awareness Program (WEAP) and Cultural Resource Sensitivity Training, MM CUL-2: Archaeological and Native American Construction Monitoring, MM CUL-3: Inadvertent Discovery of Archaeological Resources, MM TCR-1: Cultural Resources Monitoring and Treatment Plan, MM TCR-2: Consultation with Consulting Tribes, MM TCR-3: Pre-Grade Meeting, MM TCR-4: Inadvertent Discovery of Tribal Cultural Resources, MM TCR-5: Inadvertent Discovery of Native American Human Remains, MM TCR-6: Final Report, MM GEO-1: Paleontological Resources Impact Mitigation Program, Sensitivity Training, Monitoring, Recovery Plan, and Discoveries Protocols

Significant and Unavoidable: Air Quality, Greenhouse Gas Emissions, and Noise
-Mitigation Measures: MM GHG-1: Renewable Energy Plan

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

Comments received in response to the Notice of Preparation/Initial Study indicate that the areas of controversy associated with the Project include: (1) generation of air pollutant emissions, noise, and truck traffic; (2) protection of cultural resources, if present within the Project area; (3) inclusion of bicycle facilities in the Project's off-site roadway improvements; and (4) impacts on environmental justice communities.

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

California Department of Fish and Wildlife - trustee agency