

Notice of Availability of a Draft Environmental Impact Report

Date: May 24, 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: VVLIG US Holdings LP

Subject: Notice of Availability of a Draft Environmental Impact Report for the Cordova Complex and Quarry at Pawnee Warehouse Project (State Clearinghouse No. 2023090009)

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 Cordova Complex and Quarry at Pawnee Warehouse 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 May 24, 2024, through July 8, 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 163-acre Project site is located in the northern part of the Town, which is within the Victor Valley region of San Bernardino County and includes two non-contiguous sites: the Cordova Complex site, and the Quarry at Pawnee site (see Figure 1). The approximately 87-acre Cordova Complex site is bounded by Cordova Road to the north, Navajo Road to the east, Doberman Street and undeveloped land to the south, and Dachshund Avenue to the west. The approximately 76-acre Quarry at Pawnee site is bounded by Quarry Road to the north, Flint Road to the east, Cordova Road to the south, and an unnamed road to the west. The Project site is located within the Town's adopted North Apple Valley Industrial Specific Plan. Regional access to the Project site is provided via Interstate 15, located approximately 2.5 miles west of the Project site.

The Project site consists of Assessor's Parcel Numbers (APNs) 0463-213-05, 06, 07, 08, 09, 16, 33, 34, 35, 36; and 0463-214-06, 07, 08, and 09.

Project Description

The Draft EIR addresses the potential physical environmental effects of construction and operation of two new warehouse buildings totaling approximately 3,022,294 square feet (sf) (see Figure 2). 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

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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.

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; 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 cultural, and paleontological resources.

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

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.

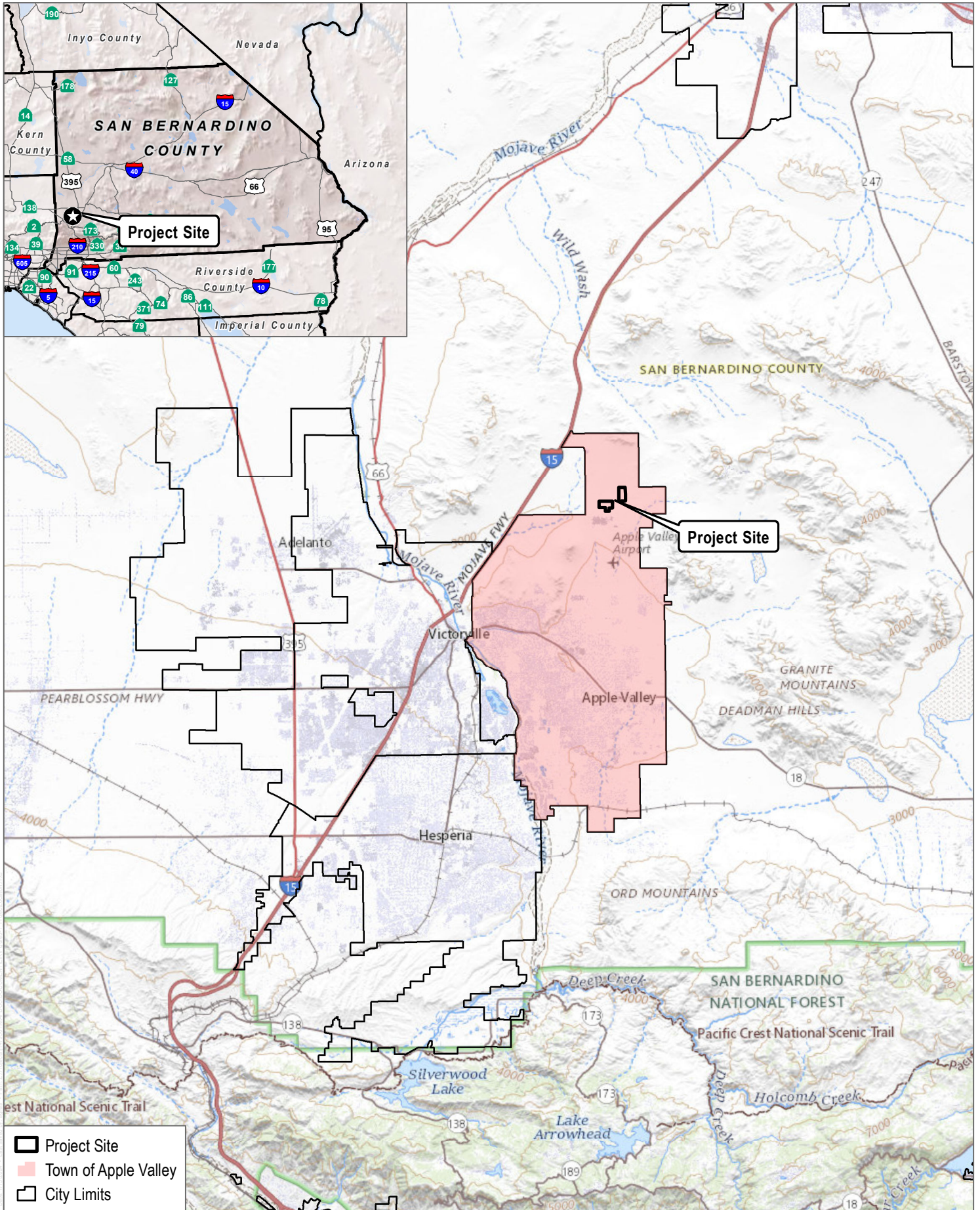
Public Comment Period

The 45-day public comment period for this Draft EIR will begin on May 24, 2024, and end on July 8, 2024. Please send written comments pertaining to the adequacy of the Draft EIR no later than 5:00 p.m. on July 8, 2024, to Rick Hirsch, Consulting Planner, Town of Apple Valley, 14955 Dale Evans Parkway, Apple Valley, California 92307. Email: rhirsch@interwestgrp.com.

The Draft EIR is 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.

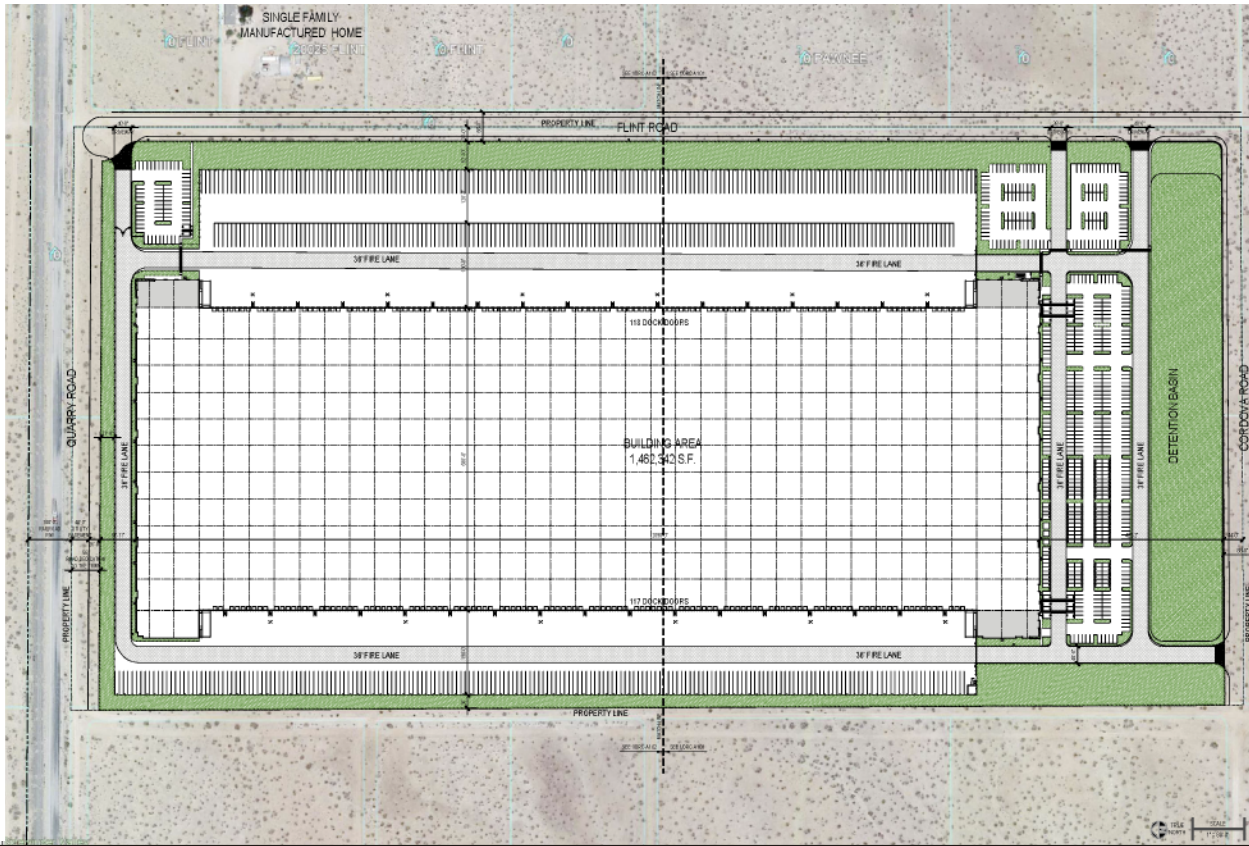
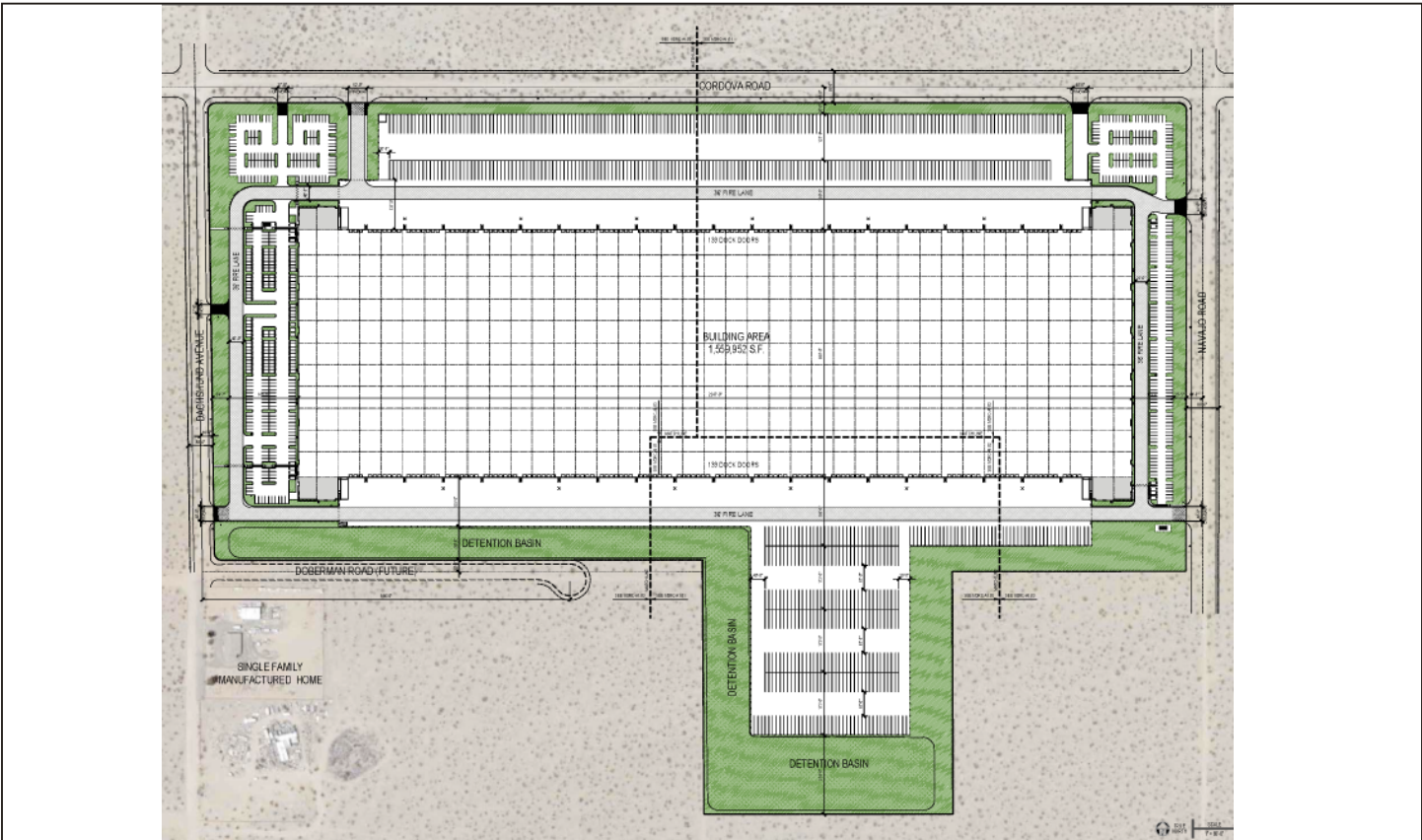


SOURCE: USGS National Topographic Map

FIGURE 1

Regional Project Location

Cordova Complex and Quarry at Pawnee Warehouse Project



SOURCE: SKH 2023

FIGURE 2

Site Plans

Cordova Complex and Quarry at Pawnee Warehouse Project