

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2023090366**

**Project Title:** Inland Empire North Logistics Center Apple Valley Project

Lead Agency: Town of Apple Valley, Planning Department Contact Person: Rick Hirsch  
 Mailing Address: 14955 Dale Evans Parkway Phone: 760.240.7000 ext. 7205  
 City: Apple Valley Zip: 92307 County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Apple Valley

Cross Streets: I-15, Falchion Road, and Norco Street Zip Code: 92307

Longitude/Latitude (degrees, minutes and seconds): 34 ° 34 ' 31.86" N / 117 ° 16 ' 04.15" W Total Acres: 178

Assessor's Parcel No.: 0472-031-08 Section: 26 Twp.: 6N Range: 4W Base: Victorville

Within 2 Miles: State Hwy #: I-15 Waterways: Bell Mountain Wash

Airports: N/A Railways: Cemex Private Rail Schools: N/A

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Development Permit

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 2,604,446 Acres 178 Employees 2,180  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

**Regional Commerical (C-R); Warehouse Distribution Regional Commercial (C-R) Overlay**

**Project Description:** *(please use a separate page if necessary)*

The Draft EIR addresses the potential physical environmental effects of construction of two industrial/warehouse buildings and associated improvements on approximately 178 acres of land. Building 1 would be approximately 1,507,326 square feet while Building 2 would be approximately 1,097,120 square feet. The Project's associated improvements would include loading docks, truck and vehicle parking, and landscaped areas.  
 The Project would include several improvements to the local circulation system, including improvements to Falchion Road and Outer Highway 15 and the construction of Norco Road and Apple Valley Road, including frontage landscaping and sidewalks, curbs, and gutters. A variety of trees, shrubs, plants, and groundcovers would be planted within the Project frontages to incorporate a layering concept to provide different height trees and border or accent shrubs and low ground cover, as well as within the landscape areas located around the proposed industrial/warehouse buildings and throughout the Project site.  
 The Project would also involve the re-alignment of Apple Valley Road to the eastern Project boundary and off-site improvements to roadways located within the vicinity of the Project. Improvements would occur at Falchion Road from Outer Highway 15 to Apple Valley Road, Norco Street from Outer Highway 15 to Apple Valley Road, Outer Highway 15 between Falchion Road and Norco Street, and Apple Valley Road between Falchion Road and Norco Street. These would be public roads once constructed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 6
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date September 30, 2024 Ending Date November 13, 2024

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>FGFW IV, LLC</u>
Address: <u>4900 California Avenue Suite 210-B</u>	Address: <u>410 Patti Ann Woods Drive</u>
City/State/Zip: <u>Bakersfield, California 93309</u>	City/State/Zip: <u>Henderson, NV 89002</u>
Contact: <u>Cindi Hoover, AICP, Project Manager</u>	Phone: _____
Phone: <u>442.232.7533</u>	

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Signature of Lead Agency Representative: Rick Hirsch

Digitally signed by Rick Hirsch  
Date: 2024.09.30 10:02:41 -0700

Date: 9/30/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.