

# 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 #: \_\_\_\_\_

Project Title: SPR 2023-006 CORDOVA BUSINESS CENTER DEVELOPMENT

Lead Agency: CITY OF APPLE VALLEY (TOWN)

Contact Name: Toby Waxman, Consultant & CEQA Submitter

Email: tw@entitlementstrategiesgroup.com

Phone Number: 818 425-5099

Project Location: City (Town) of Apple Valley, County of San Bernardino

*City*

*County*

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

The Project would include construction of one industrial/warehouse building and associated improvements on approximately 30 acres of vacant land (APN Map 4063-491-0000) (see Figure 4, Site Plan). The Surveyed area is approximately 29.79 acres. The surveyed acreage was used for the technical studies' analyses. The Building Area as defined under the Development Code is proposed at approximately 494,000 square feet with lot coverage at 38.07%. The building's proposed height is 55'-9". The Project is within the maximum allowable building height, of 100 feet. The building will be concrete tilt-up construction and includes 10,508 square feet of mezzanine office area. The building includes a total of 21,016 square feet of executive and operational offices, designed for dock loading three outdoor employee eating areas totaling 5,307 square feet, landscaping, loading docks, trailer truck and vehicle parking, accessible parking, electric vehicle parking, clean air/vanpool/carpool parking and long and short term bicycle parking. Project requires a Site Plan Review with approval by the Town Economic and Community Development Director and certification of a Mitigated Negative Declaration.

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

The BRA identified nine species that were assessed for potential to occur on the Project of which six species are protected by the San Bernardino Development Code or the Town of Apple Valley only, and do not have a CNPS ranking. The three remaining species, desert cymopterus (*Cymopterus deserticola*), Mojave monkeyflower (*Diplacus mohavensis*) and Joshua tree, have a California Rare Plant Society (CNPS) ranking. The single Joshua Tree was observed on the Site but it is located within the area designated as "Natural undisturbed area to remain". A total of approximately 0.966 acre of ephemeral drainages have been mapped within the Study Area. However, only the ephemeral drainages mapped onsite are subject to USACE verification. Permanent impacts to USACE & RWQCB area=0.060ac. Impacts to CDFW area = 0.236ac. These impacts will require State & Federal Permits with compensatory mitigation at a ratio of 1:1. Project-related impacts to these special-status plant species will be reduced to less than significant with implementation of Mitigation Measures (MMs) BIO-1 Worker Environmental Awareness Program, BIO-2 Biological Monitoring, and BIO-3. Pre-Construction Rare Plant Survey. BIO-4 Surveys for Desert Tortoise, BIO-5 Pre-construction Surveys for Burrowing Owl and Desert Kit Fox. Based on the GPEIR & recent Studies' analyses and conclusions, with the incorporation of the MMs, the Project will not have the potential to substantially degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, impact a threatened or endangered species, or eliminate a plant or animal community. Therefore, the Project will have a less than significant impact with mitigation measures incorporated.

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

The proposed Project is located within an adopted General Plan Area that has a certified EIR, "Town of Apple Valley General Plan and Annexation Areas 2008-001 and 2008-002 Environmental Impact Report" under which is the adopted North Apple Valley Industrial Specific Plan (NAVISP). A Subsequent Initial Study/Mitigated Negative Declaration was prepared for the Project (IS/MND) and tiers off of the "TOWN OF APPLE VALLEY GENERAL PLAN ENVIRONMENTAL IMPACT REPORT APPLE VALLEY GENERAL PLAN AND ANNEXATIONS 2008-001 & 2008-002, a Program EIR certified August 11, 2009 (SCH #-2008091077)" (GPEIR) which is available for review at the Apple Valley Town Hall, 14955 Dale Evans Parkway Apple Valley, CA 92307. The Project proposed industrial land uses of warehouse and distribution are consistent with the designated land uses under the NAVISP and Permitted uses. Both the GPEIR and NAVISP (AMENDED Ord. 351 and 428) thoroughly analyzed cumulative impacts which have mitigation measures that render any significant impacts to less than significant with mitigation incorporated. The Subsequent Initial Study includes supplemental site-specific Environmental Studies and Analyses that also render any significant impacts to less than significant with mitigation incorporated. The NAVISP area surrounding the proposed site are predominantly vacant. Any proposed projects within the NAVISP Area are subject to the Town of Apple Valley NAVISP and Municipal Code requirements, and any required state and federal permits. Therefore, there are no cumulative effects identified. Potential impacts to state and federal jurisdictional area as discussed below which include Mitigation Measures that reduce impacts to less than significant with mitigation incorporated. There are no areas of controversy known to the Lead Agency.

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

State Clearinghouse, San Bernardino County Clerk, Newspaper, Town of Apple Valley, San Bernardino County Library City of Victorville, City of Hesperia, City of Barstow, City of Adelanto, San Bernardino County, Mojave Desert Air Quality Management District, California Air Resources Board, CA Department of Fish and Wildlife, CALTRANS Dist # 8, CALTRANS Dist # 8, CALTRANS Dist # 8, U.S. Fish & Wildlife Ecological Services, Army Corps of Engineers Apple Valley Airport, Terry Stover, Manager, Apple Valley Chamber of Commerce, Apple Valley Fire Protection District Apple Valley Foothill County Water Company, Apple Valley Heights County Water District, Apple Valley Merchant's Assoc. C/O Apple Valley Chamber, San Bernardino County Sheriff (AV Police), Liberty Utilities, Apple Valley Unified School District, District Administration Office, Apple Valley View Mutual Water, Burrtec Waste (Bill Arlington), Building Industry Association, Baldy View Chapter, Charter Communications, Federal Highway Administration, EIR Officer Division Administrator, Golden State Water Company, Juniper Riviera County Water Dist, LAFCO, Mariana Ranchos Water Company, Mojave Desert Resource Conservation District, Mojave Water Agency, Navajo Mutual Water Company Rancharitos Mutual Water Co, San Bernardino County Museum, San Bernardino Arch. Info. Center, San Bernardino Associated Governments EIR Clearinghouse, SB County Trans. and Flood Control, Project Manager, San Bernardino County Land Use Current Planning Division, SANBAG, SCAG, SCE, Local Gov Affairs, Land Use/Envir. Coordinator Southwest Gas, United States Postmaster, State Geologist Division of Mines and Geology, Thunderbird Water District Victor Valley Transit Authority, Verizon, Victor Valley College, Victor Valley Wastewater Reclamation Authority, General Manager