

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 #

Project Title: SPR 2023-006 CORDOVA BUSINESS CENTER DEVELOPMENT

Lead Agency: TOWN OF APPLE VALLEY

Contact Person: Rick Hirsch, Contract Planner

Mailing Address: 14955 Dale Evans Parkway

Phone: 415 377-7826

City: APPLE VALLEY

Zip: _____

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: TOWN OF APPLE VALLEY

Cross Streets: CORDOVA ROAD AND CENTRAL ROAD

Zip Code: 92307

Longitude/Latitude (degrees, minutes and seconds): 34 ° 36.29 ' 70 " N / 117 ° 10 ' 18.46 " W Total Acres: 30

Assessor's Parcel No.: 0463-491-09-0000

Section: 15

Twp.: 6N

Range: 3W

Base: USGS

Within 2 Miles: State Hwy #: _____

Waterways: _____

Airports: APPLE VALLEY AIRPORT

Railways: _____

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: Initial Study

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: Mit Neg Dec

Development Type:

Residential: Units _____ Acres _____

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. 494,000 Acres 30 Employees 200

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: Cultural Resources, Wildfire

Present Land Use/Zoning/General Plan Designation:

I-G General Industrial

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

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, which is 100 feet. The building will be concrete tilt-up construction and includes 10,508 square feet of mezzanine office area. for a total building square footage of 504,508 square feet. 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. The Project requires issuance of a Site Plan Review Permit, with approval by the Town Economic and Community Development Director and certification of a Mitigated Negative Declaration.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" 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 type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # R6
<input 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 type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 10/16/24 Ending Date 11/15/24

Lead Agency (Complete if applicable):

Consulting Firm: <u>Entitlement Strategies Group, Inc.</u>	Applicant: <u>Adir Cohen, Cordova Business Center, LLC</u>
Address: <u>829 W. Palmdale Blvd., Suite 38</u>	Address: <u>1019 Avenue P. Suite 501</u>
City/State/Zip: <u>Palmdale, CA 93551</u>	City/State/Zip: <u>Brooklyn, New York 11223</u>
Contact: <u>Toby Waxman</u>	Phone: <u>718 376-5400</u>
Phone: <u>818 425-5099</u>	

Signature of Lead Agency Representative: Rick Hirsch

Digitally signed by Rick Hirsch
Date: 2024.10.16 15:01:07 -0700

Date: 10/16/24

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