

Notice of Determination

To:

Office of Planning and Research
[CEQA Submit](#)

From:

Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA, 91764
Contact: Emily Leon
Email: Emily.Leon@wildlife.ca.gov
Phone: (760) 644-5976



Lead Agency

Town of Apple Valley
14955 Dale Evans Pkwy.
Apple Valley, CA, 92307
Contact: Orlando Acevedo, Assistant Town Manager
Email: Planning@applevalley.org
Phone: (760) 240-7914

SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code section 21108

State Clearinghouse Number: 2024100839

Project Title: Cordova Business Center (Lake or Streambed Alteration Agreement No. EPIMS-SBR-57370-R6)

Project Location (San Bernardino County): The Cordova Business Center (project) is located on Assessor's Parcel Number 0463-491-09-0000 at approximately latitude: 3436297 and longitude: -117.10193.

Project Description: The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement No. EPIMS-SBR-57370-R6, pursuant to Fish and Game Code section 1602, for the project applicant, Cordova Business Center LLC. The project consists of the construction of a 504,508 square foot industrial warehouse building on approximately 30 acres of undeveloped land. The project will include onsite stormwater retention systems, treatment systems, parking spaces, and off-site street improvements along Central and Cordova Road. Project activities will include vegetation removal, grading, paving, and construction of the warehouse.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on May 2, 2025 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project will not have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the **Mitigated Negative Declaration** prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations was not adopted by CDFW for this project.
6. Findings were not made by CDFW pursuant to California Code of Regulations section 15091.

The Mitigated Negative Declaration prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:

Alisa Ellsworth

5/2/2025

Signature: _____

Date: _____

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Alisa Ellsworth, Environmental Program Manager

Date Received for filing at OPR: _____