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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 #: 2024020235

Project Title: Lake Creek Logistics Center

Lead Agency: Town of Apple Valley

Contact Name: David Contreras, Planning Director

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Project Location: Apple Valley (*City*) San Bernardino (*County*)

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

The Project is bounded by Gustine Street to the north, Central Road to the east, Corwin Road to the south, and the Apple Valley Airport to the west. The Project site is comprised of five parcels that total approximately 226.75 gross acres in size (Assessor's Parcel Number (APN): 0463-373-01, -03, -04, -05, -06).The Project involves discretionary applications for Specific Plan Amendment (SPA) 2023-001, Site Plan Review 2022-003, and Tentative Parcel Map (TPM) No. 20659. The Project proposes the construction and operation of three industrial buildings totaling approximately 3.48 million square feet (sf) on approximately 226.75 acres. The proposed architecture plan provides buildings with a maximum height of 51 feet to top of parapets and architectural features. Due to the speculative nature of the Project and to account for potential future tenant needs, cold storage has been assumed to account for 10 percent of the Projects overall building footprint. Proposed landscaping includes 24" box trees, shrubs, and drought-tolerant accent plants in addition to a variety of groundcovers. Landscaping is proposed along the parcel boundaries of each building and in and around the associated parking lots.

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

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; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; population and housing; public services; recreation; 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; cultural resources; paleontological resources; and tribal cultural resources.

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

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 Town of Apple Valley has not identified any areas of controversy associated with the Project.

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

Lahontan Regional Water Quality Control Board
Mojave Desert Air Quality Management District
Federal Aviation Administration
San Bernardino County Department of Airports
California Department of Fish and Wildlife
Liberty Utilities
San Bernardino County Flood Control District
Apple Valley Fire Protection District