Notice of Availability of a Draft Environmental Impact Report for the Lake Creek Logistics Center

Date:	October 31, 2025
To:	State Agencies, Responsible Agencies, Local and Public Agencies, Organizations, and Interested Parties
From/Lead Agency:	Town of Apple Valley, Planning Department 14955 Dale Evans Parkway Apple Valley, California 92307
Project Applicant:	Lake Creek Industrial 13681 Newport Ave, Suite 8301 Tustin, CA 92780
Contact Person:	Rick Hirsch, Consulting Planner; rhirsch@interwestgrp.com, (760) 240-7000
Subject:	Notice of Availability of a Draft Environmental Impact Report for the Lake Creek Logistics Center (State Clearinghouse No. 2024020235)

The Town of Apple Valley (Town), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) to evaluate the environmental effects associated with the Lake Creek Logistics Center Project (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is publicly available for a 45-day review and comment period from October 31, 2025, through December 15, 2025. The Town is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations and the general public (pursuant to CEQA Guidelines Section 15087).

Project Location and Setting

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 (Project site). Refer to Figure 1, *Regional Map* and Figure 2, *Vicinity Map*. The Project site is comprised of five parcels totaling approximately 226.75 gross acres (Assessor's Parcel Numbers: 0463-373-01, -03, -04, -05, -06). Gustine Street is an unimproved dirt road and is planned as an industrial road with a 66-foot right-of-way width. Central Road is currently developed as a two-lane street without curb, gutter, or sidewalk and is designated as a Major Divided Arterial (128-foot ROW width). Corwin Road is currently paved with no curb, gutter or sidewalk and is planned as an industrial road with a 66-foot ROW width. Sections of undeveloped Fernandez and Somis Avenues run through the site in a north-south orientation. The property is vacant and undeveloped. Surrounding uses include undeveloped land to the north, undeveloped land and single-family residences to the east, undeveloped land and an Apple Valley Airport runway to the south, and undeveloped land and the Apple Valley Airport to the west.

Existing General Plan and NAVISP Land Use Designations, Zoning

The Project site is located within the North Apple Valley Industrial Specific Plan (NAVISP). The entire Project site is designated as "Specific Plan" on the General Plan Land Use Map and as "SP" Specific Plan on the Town Zoning Map. Four of the five project parcels are designated as I-SP, "Specific Plan Industrial", on the NAVISP Land Use Plan, with the southeasterly parcel (APN 0463-373-06) currently designated as C-G, "General Commercial". The NAVISP I-SP designation is intended to support the development of a broad range of clean, well planned, industrial, quasi-industrial and supporting commercial uses. Uses generating excessive noise or other environmental impacts are not permitted in

the I-SP designation. Surrounding properties to the north, west and south are located within the NAVISP and designated I-A, “Airport Industrial” and I-SP, “Specific Plan Industrial”. Properties to the east are within San Bernardino County and designated as “Apple Valley-Rural Living”.

Project Description

The Project involves applications for Specific Plan Amendment (SPA) 2023-001, Site Plan Review 2022-003, Tentative Parcel Map (TPM) No. 20659, and Development Agreement. The proposed entitlements would provide for the following:

- Specific Plan Amendment (SPA) 2023-001, to change the southeasterly parcel’s NAVISP land use designation from C-G to I-SP;
- Site Plan Review (SPR) 2022-003 to develop three industrial buildings totaling approximately 3.48 million square feet on the 226.75-acre site;
- Tentative Parcel Map (TPM) No. 20659 to reconfigure the five project site parcels into three parcels and abandon the on-site portions of Fernandez and Somis Avenues;
- A Development Agreement (DA) is proposed by and between the Project Applicant and the Town of Apple Valley to provide long-term vested right to develop the Project and to provide community benefits to the Town.

The Project proposes construction and operation of three industrial buildings totaling approximately 3.48 million square feet (sf) on approximately 226.75 acres. The proposed architectural plans indicate three buildings with a maximum height of 51 feet from grade to top of parapets and accent 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 Project’s overall building footprint. Proposed landscaping includes drought-tolerant trees, shrubs, accent plants and groundcover. Landscaping is proposed along each building’s property lines and in and around the associated parking lots. Refer to Figure 3, *Master Site Plan*.

The Project proposes changing the current NAVISP designation of the southeasterly parcel from C-G to I-SP to align the parcel with the rest of the Project site and to best facilitate the intended use mix. Refer to Figure 4, *Specific Plan Amendment Exhibit*. All uses are to be conducted within enclosed structures. Outdoor storage may be permitted, if completely screened from view.

Roadway improvements would include construction of six (6) driveways on Gustine Street, one (1) driveway on Central Road, and six (6) driveways on Corwin Road. All driveways would be stop-controlled and would allow for full truck turning movements. Additionally, the Project would include construction of Gustine Street, Central Road and Corwin Road along Project frontages at the half-width of their ultimate future widths, consistent with the Town of Apple Valley General Plan Circulation Element street plan and Town standards. Additionally, the Project would provide an additional 12 feet of pavement width along Gustine Street and Corwin Road to accommodate one lane on the opposite side of the street. The Project would include construction of cul-de-sacs at the westerly termini of both Corwin Road and Gustine Street where they terminate at the airport property. Standard curb, gutter and sidewalk improvements would be installed on all Project street frontages.

The Project would install an approximately one-mile-long sewer line within the Corwin Road right-of-way, to run westerly to an existing sewer main located at the intersection of Corwin and Ramona Roads. This alignment would require the sewer line to be installed under the Apple Valley Airport runway. A 10-foot-wide sewer easement, extending westward from the terminus of Corwin Road across Apple Valley Airport, would be dedicated by the County of San Bernardino to the Town for this purpose. The sewer line would be installed using trenchless construction techniques (jack and bore) leaving the runway unaffected. The Project would also provide on-site sewer as well as on and off-site water, stormwater drainage and energy infrastructure and improvements.

Building 1: Parcels 0463-373-04 and -06 (approximately 76.60 gross acres) would be merged to form Parcel 1, measuring 76.36 net acres. Building 1 would encompass approximately 1,238,320 sf, including 20,000 sf of office space. Building 1 would provide 446 truck trailer parking spaces and 1,133 automobile parking spaces, including 20 spaces that

would be compliant with Americans with Disabilities Act (ADA) standards, 4 ADA Van (12' wide) parking spaces, and 92 electronic vehicle (EV)-ready parking spaces.

Building 2: Parcels 0463-373-03 and -05 (approximately 80.08 gross acres) would be merged to form Parcel 2, measuring 80.08 net acres. Building 2 would consist of approximately 1,238,320 sf, including 20,000 sf of office space. Building 2 would provide 543 truck trailer parking spaces and 1204 automobile parking spaces including 20 ADA standard parking spaces, 4 ADA Van (12' wide) parking spaces, and 105 EV-ready parking spaces.

Building 3: The boundaries of Parcel 0463-373-01 would remain unchanged as "Parcel 3". Building 3 would consist of approximately 1,004,096 sf, including 20,000 sf of office space. Building 3 would provide 576 truck trailer parking spaces and 695 automobile parking spaces, including 20 ADA standard parking spaces, 4 ADA Van (12' wide) parking spaces, and 64 EV-ready parking spaces.

Currently, there are no identified tenants for the proposed buildings. Intended occupants include distribution firms seeking an Inland Empire location from which to service their client base. Since tenants are unknown, hours of operation and employee count would vary, thus an assumption has been made that project operations would operate 24 hours per day, 7 days per week. Office workers would likely have typical shifts of Monday through Friday, 8:00AM to 5:00PM, while warehouse staff would work in day, evening and night shifts (3 shifts). Specific hours of operation would be identified during the tenant improvement process.

Project Impacts

The Project would result in no impact or a less-than-significant impacts 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; geology and soils (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.

The Project site is not included on the Cortese List, pursuant to Government Code Section 65962.5.

Public Review Comment Period

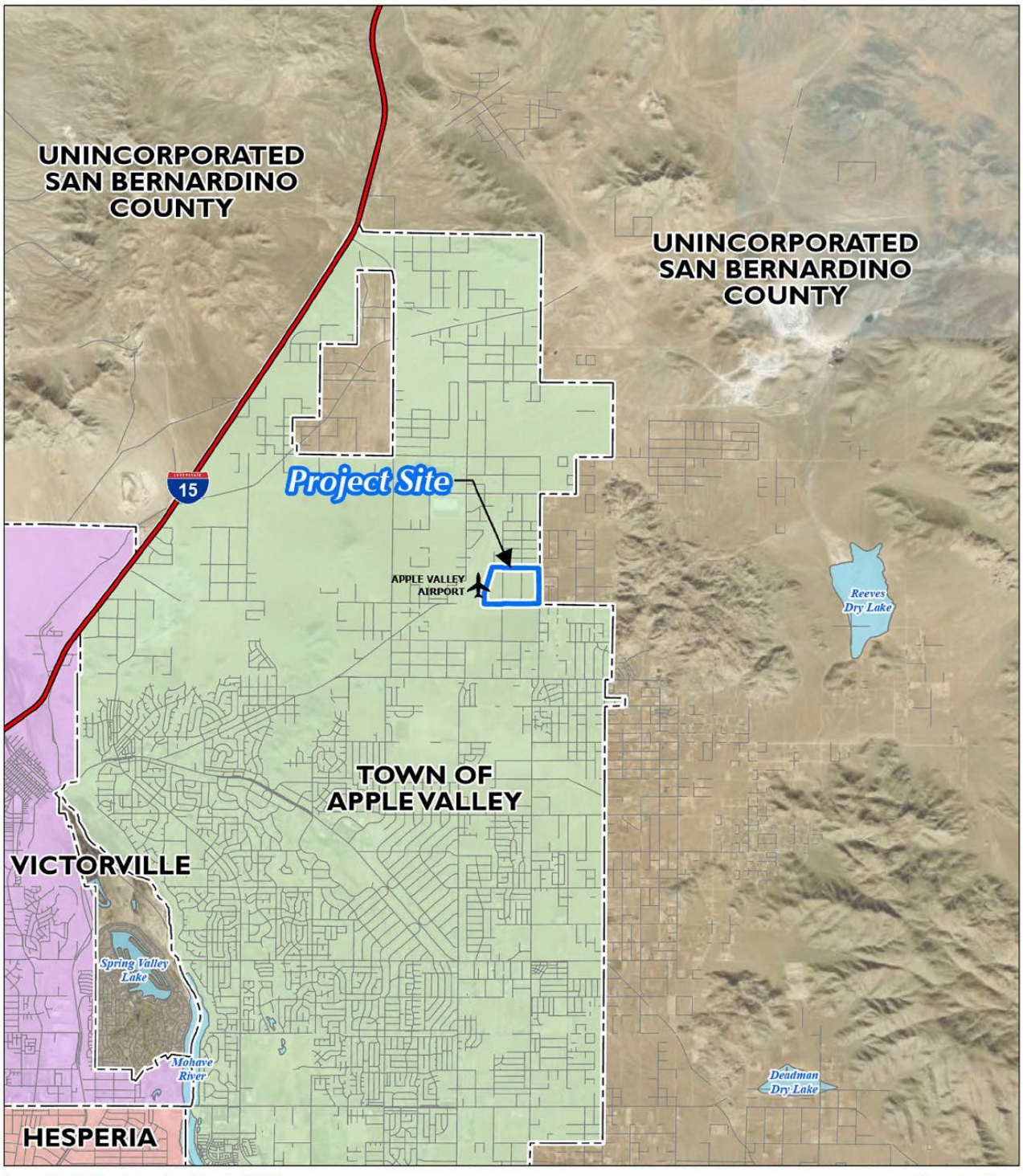
The 45-day public comment period for this Draft EIR will begin on October 31, 2025, and end on December 15, 2025. Please send written comments pertaining to the adequacy of the Draft EIR **no later than 5:00 p.m. on December 15, 2025**, to Rick Hirsch, Consulting Planner, Town of Apple Valley Planning Department, 14955 Dale Evans Parkway, Apple Valley, California 92307. Email: rhirsch@interwestgrp.com.

The Draft EIR is available for review online at the following website: https://applevalley.org/government/california-environmental-quality-act/. Printed copies of the document are also available for review at the Town of Apple Valley Planning Department (14955 Dale Evans Parkway, Apple Valley, California 92307) Monday through Thursday from 7:30 a.m. to 5:30 p.m., Friday from 7:30 a.m. to 4:30 p.m. (closed on alternate Fridays) and at the San Bernardino County Library (14901 Dale Evans Parkway, Apple Valley, California 92307) Monday through Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 a.m. to 6:00 p.m., and on Saturday 9:00 a.m. to 5:00 p.m.

Public Hearing

Public hearings will be held on this project before the Planning Commission and Town Council. Hearings have not been scheduled at this time. The Town will circulate Public Hearing Notices accordingly, once dates have been set, consistent with the Town's public noticing requirements.

Figure 1, *Regional Map*



Source(s): Esri, San Bernardino County (2023)

Figure 1

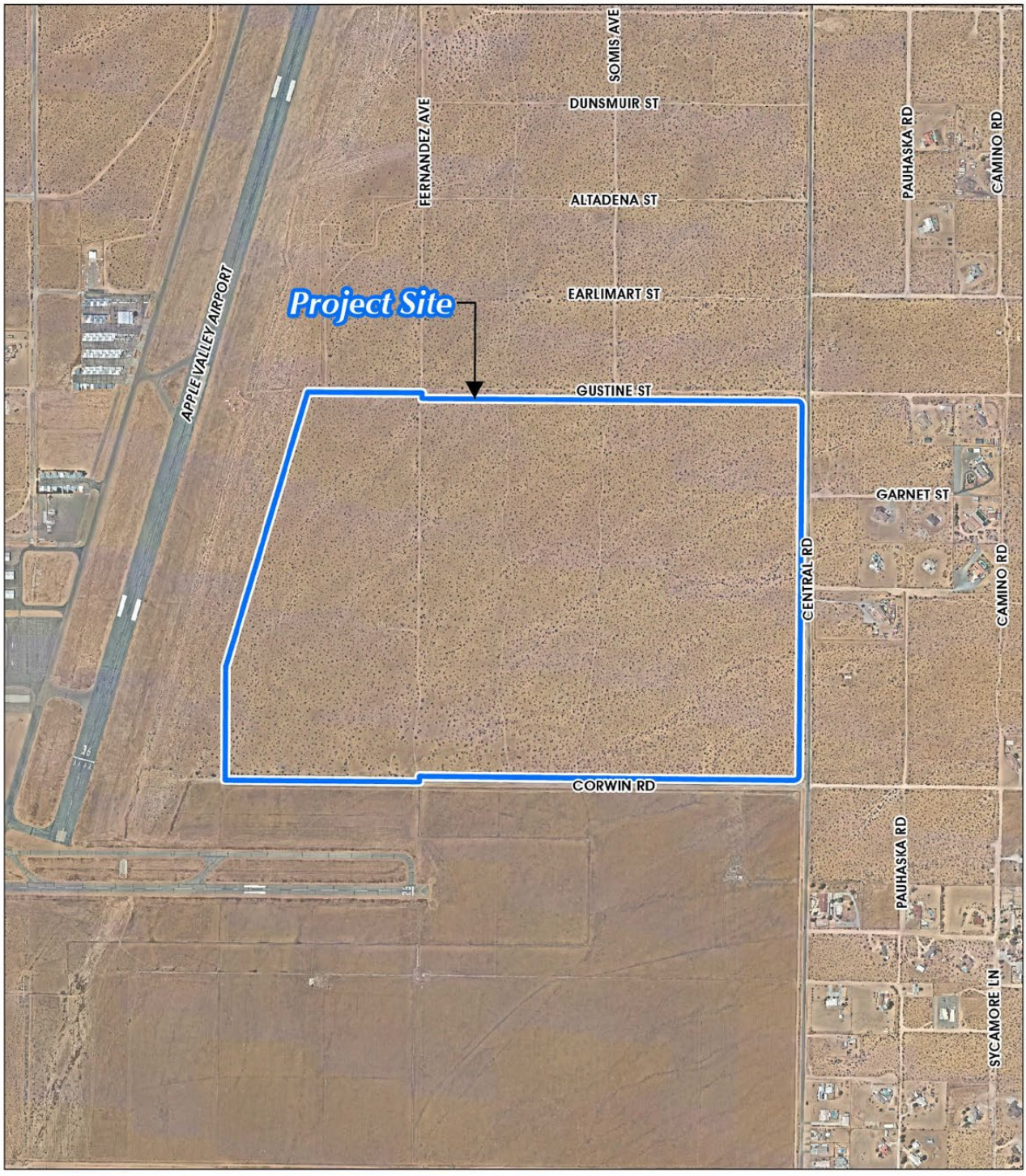
0 0.5 1 2 Miles

Regional Map

Lead Agency: Town of Apple Valley

SCH No. 2024020235

Figure 2, *Vicinity Map*



Source(s): Esri, Nearmap Imagery (July 2023), San Bernardino County (2024)

Figure 2

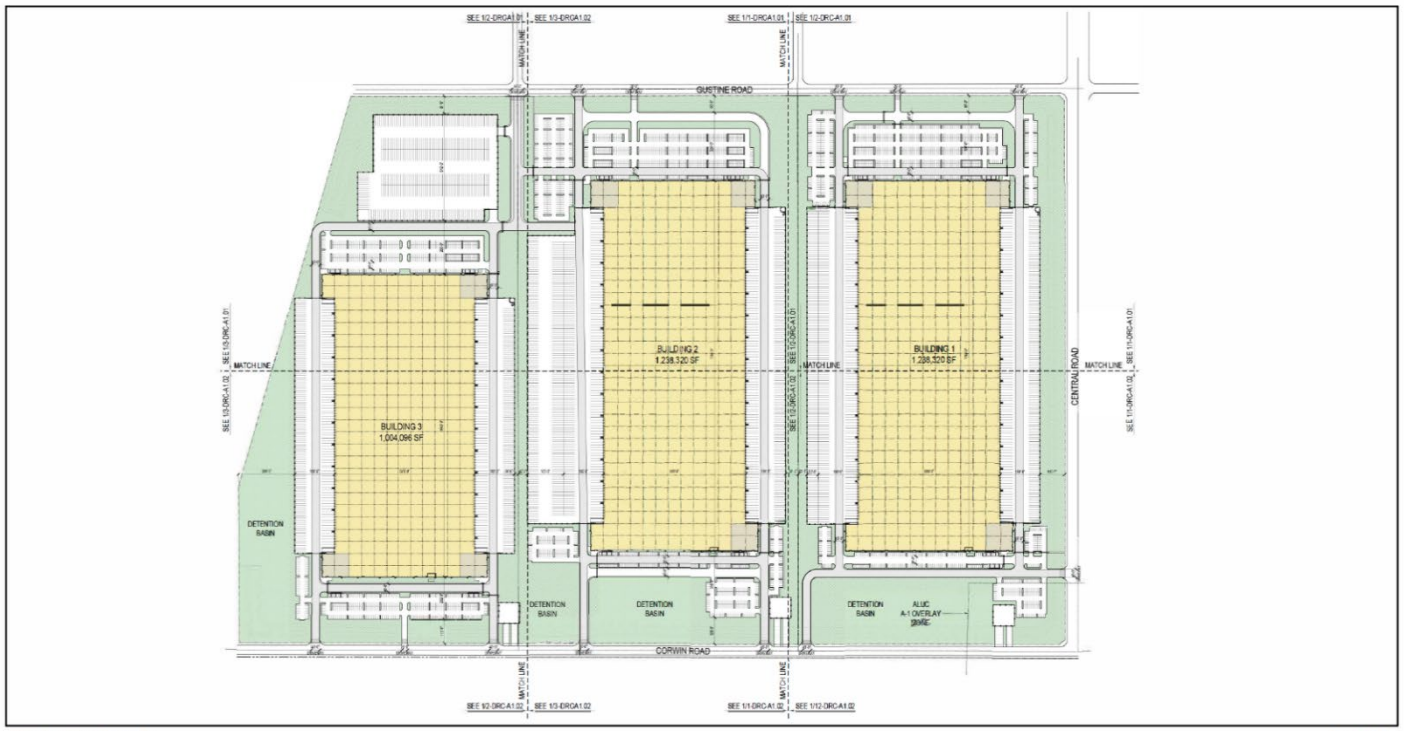
0 250 500 1,000 Feet

Vicinity Map

Lead Agency: Town of Apple Valley

SCH No. 2024020235

Figure 3, *Master Site Plan*



Source(s): SKH Architects (11-21-2024)

Figure 3

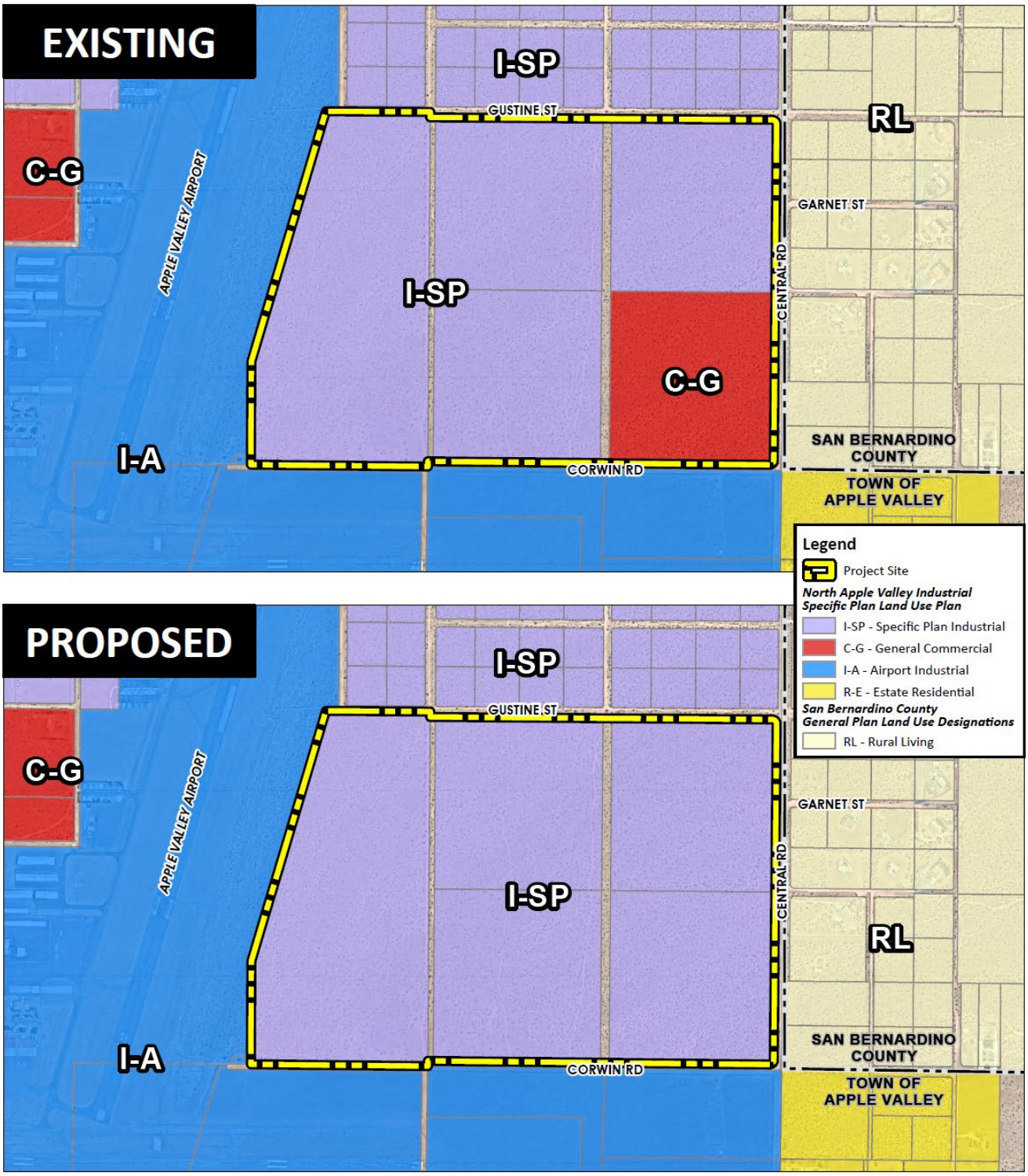
Not to Scale

Master Site Plan

Lead Agency: Town of Apple Valley

SCH No. 2024020235

Figure 4, *Specific Plan Amendment Exhibit*



Source(s): Esri, Nearmap Imagery (July 2023), San Bernardino County (2024), Town of Apple Valley (Nov 2022)

0 275 550 1,100 Feet

Figure 4

Specific Plan Amendment Exhibit

Lead Agency: Town of Apple Valley

SCH No. 2024020235