

APPENDIX 13.0

AB52 Notification



April 22, 2024

Morongo Band of Mission Indians
Ann Brierty, THPO
12700 Pumarra Road
Banning, CA 92220

RE: *Formal Notification, Pursuant to Assembly Bill 52, for the Proposed Cordova Business Center Industrial Development Project (Apple Valley Project No. SPR 2023-006)*

Dear Ms. Brierty:

The purpose of this letter is to formally provide you with the opportunity to consult with the Town of Apple Valley in accordance with AB 52 on the proposed industrial development project referenced above. The project site consists of two parcels, identified as Assessor Parcel Number (APN) 0436-491-09-0000.

The Project would include construction of one industrial/warehouse building and associated improvements on 30 acres of vacant land (see Figure 4, Site Plan). The Building is proposed at approximately 494,000 square feet with lot coverage at 38.07% and a proposed height of 55'-9". The Project is within the allowable Maximum Allowable Building Height at 75FT. The Building will be concrete tilt-up construction and includes 23,016 square feet of executive and operational offices, designed for dock loading three outdoor employee eating areas totaling 5,307 square feet, landscaping, would involve associated improvements, including loading docks, trailer truck and vehicle parking, accessible parking, EV parking, clean air/vanpool/carpool parking and both long and short term bicycle parking.

The building has been designed to include 73 loading docks, 10 at-grade loading with roll-up doors, and fifty-five standard pedestrian pass-through doors. The project also proposes 528 parking stalls distributed in parking fields to be located on the north, east, south, and west sides of the building. The trailer stalls would be utilized for temporary parking of semi-truck trailers and tandem parking between distribution trips. Landscaping is proposed along the perimeter of the site on all sides, as well as within vehicular parking fields, and totals approximately 181,836 square feet, or about 7.6 percent of the overall project site. Please see the attached vicinity map, project location map, and site plan for additional information.

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The Town of Apple Valley is committed to a productive AB52 consultation process and a positive working relationship with the Tribal government. Comments and concerns regarding potential impacts to Tribal cultural resources (as defined in Public Resources Code § 21074) are important to the Town and we welcome the opportunity to consult with the Morongo Band of Mission Indians, if it is so desired. The Town also welcomes any requests for proposed project-related information or reports. Please let us know at your earliest convenience if you wish to consult or have written comments related to the project.

Formal requests for consultation will only be accepted within 30 days of receipt of this notice. Please include the name of a designated lead contact person in all correspondence to ensure an expedient response and please include the project name and your Tribal name in the subject line of any emails. If, after the 30-day review period, the Town has not received comments, it will be assumed that there was no comment.

The Town carefully adheres to provisions of Public Resources Code section 21082.3, subd. (c)(2)(A) to maintain the confidentiality of information provided by Tribes.

Should you have questions regarding this letter, wish to consult or to submit comments, please contact me per the below information:

Rick Hirsch, Contract Planner
Town of Apple Valley, Planning Division
14955 Dale Evans Pkwy
Apple Valley, CA 92307
Email: rhirsch@interwestgrp.com

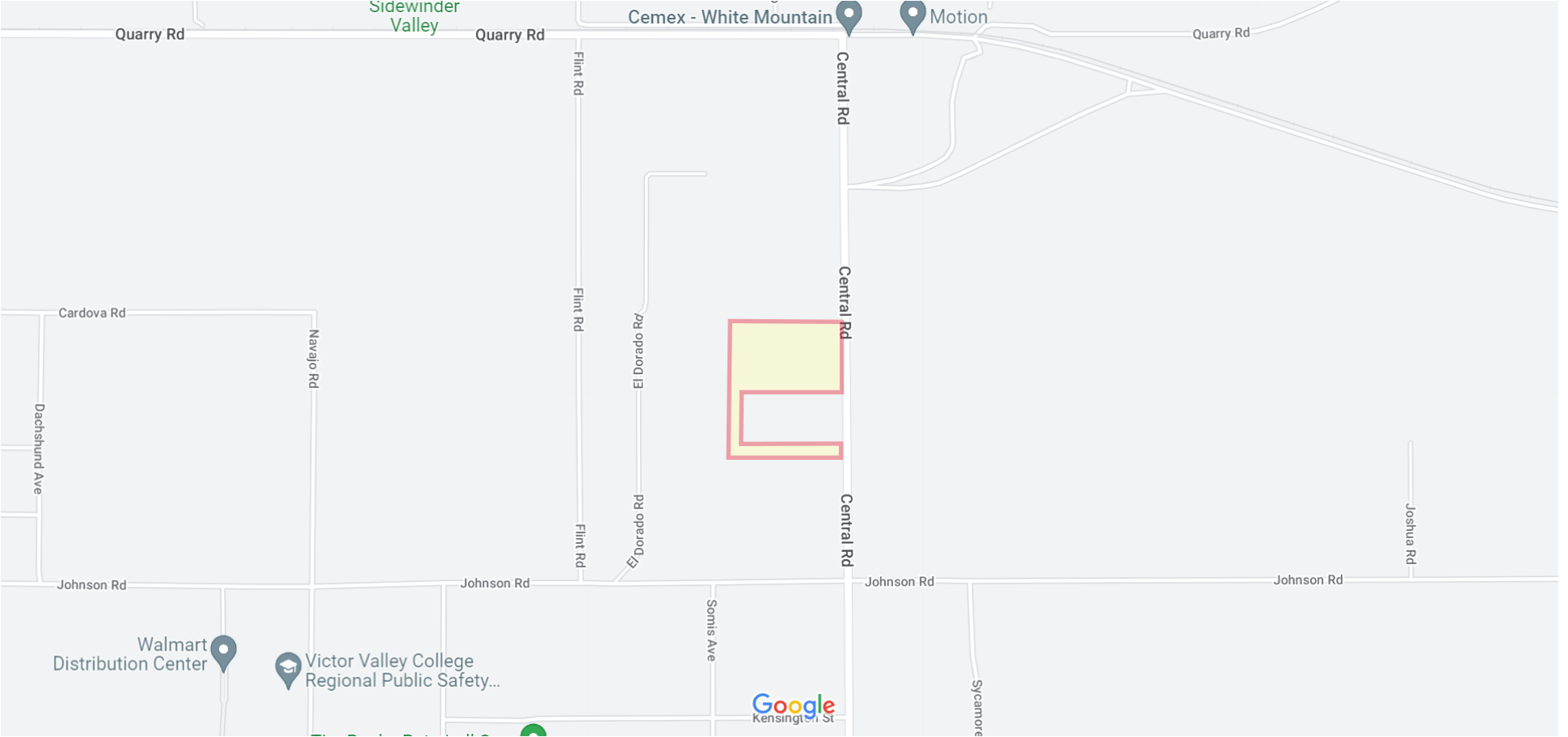
Respectfully,

Rick Hirsch

Richard Hirsch
Consulting Planner
Town of Apple Valley

Attachments:

Vicinity Map
Project Location Map
Site Plan

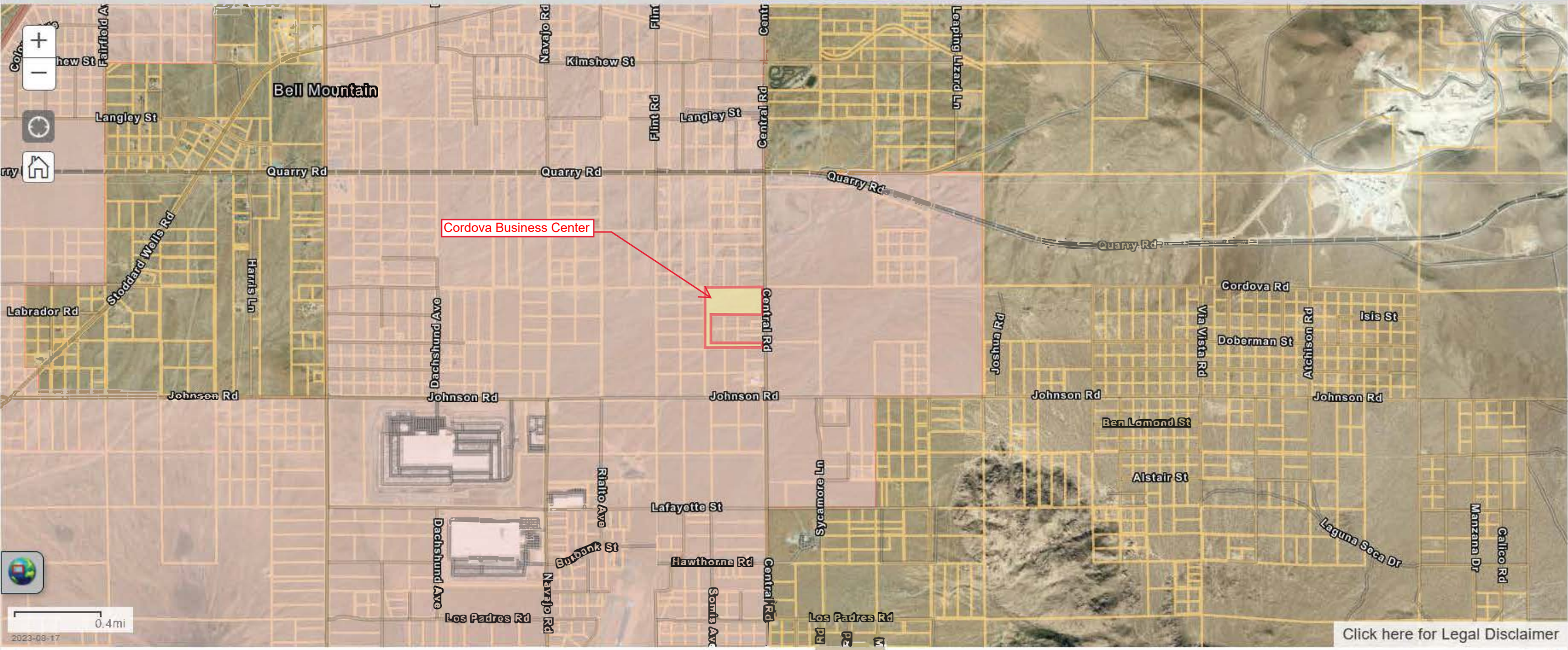




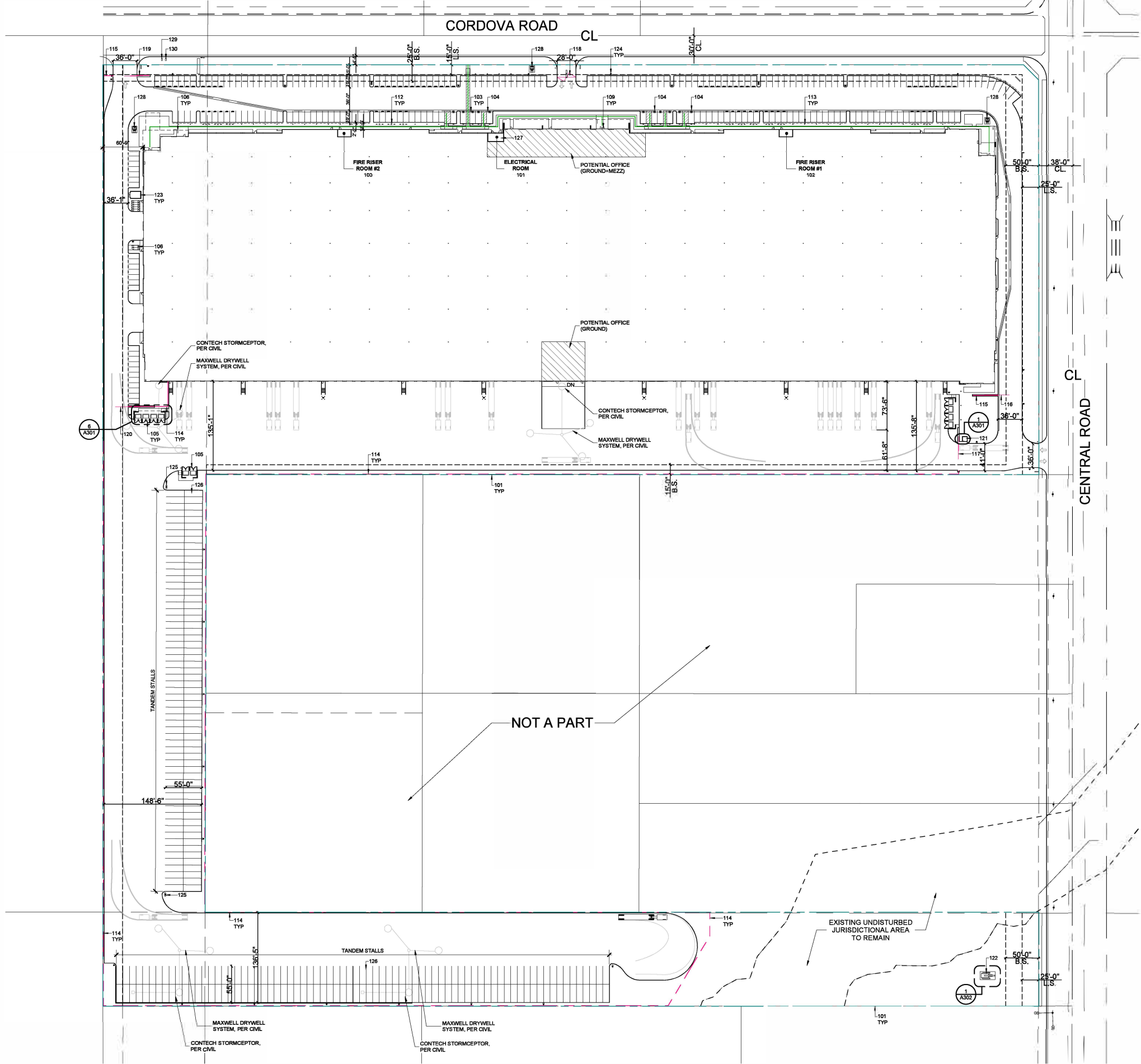
San Bernardino County Assessor - Recorder - County Clerk
Office of Chris Wilhite

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KEYNOTES

- 101 LINE DENOTES PROPERTY LINE. SEE CIVIL DRAWINGS.
- 103 STANDARD ACCESSIBLE PARKING STALL WITH SIGNAGE. MAXIMUM SLOPE OF PARKING SURFACE AT ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION, TO BE LESS THAN OR EQUAL TO 1:48.
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- 109 FULLY ACCESSIBLE BUILDING ENTRANCE.
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- 126 ELECTRICAL METERS TO BE LOCATED WITHIN ELECTRICAL ROOM.
- 127 TRANSFORMER.
- 128 WATER METER LOCATION.
- 129 IRRIGATION METER LOCATION.
- 130

PROJECT INFORMATION

SITE AREAS:	
GROSS SITE AREA	1,297,738 SF (29.79 AC)
SITE AREA (NET)	1,193,078 SF (27.39 AC)
LANDSCAPE	181,838 SF
BUILDING FOOTPRINT	494,000 SF
LOT COVERAGE PROVIDED	38.07 %
MAX. COVERAGE ALLOWED	45 %
F.A.R. (GROSS)	.40
ASSESSOR'S PARCEL NUMBER 0483-491-09-0000	
MAX BUILDING HEIGHT ALLOWED (PER NAVISPP PLANNING REGULATIONS) 100 FT	
EMPLOYEE EATING AREA PROVIDED	
EMPLOYEE EATING AREA #1	2,332 SF
EMPLOYEE EATING AREA #2	1,670 SF
EMPLOYEE EATING AREA #3	1,205 SF
TOTAL EMPLOYEE EATING AREA PROVIDED	5,307 SF

BUILDING AREAS:

PROPOSED ENTITLED BUILDING AREA	
FIRST FLOOR	494,000 SF
MEZZANINE FLOOR(S)	11,508 SF
TOTAL BUILDING AREA	504,508 SF

PARKING SUMMARY:

GROSS FLOOR AREA	504,508 SF
WAREHOUSE @ 95.4%	481,492 SF
POTENTIAL OFFICE (ACCESSORY USE) @ 4.6%	23,016 SF

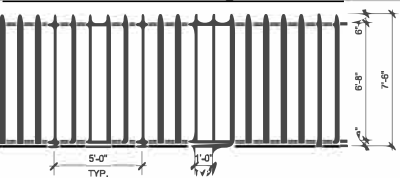
PARKING REQUIRED

TOTAL VEHICLE PARKING REQUIRED	515 STALLS
1500 FOR FIRST 10,000 GSF	20 STALLS
1/1000 BEYOND FIRST 10,000 GSF	495 STALLS
ACCESSIBLE PARKING STALLS @ 2%	11 STALLS
ELECTRIC VEHICLE PARKING STALLS @ 20%	103 STALLS
INSTALLED EV PARKING STALLS @ 25% OF 20%	26 STALLS
FUTURE EV PARKING STALLS @ 75% OF 20%	77 STALLS
CLEAN AIR / VANPOOL / CARPOOL STALLS @ 8%	41 STALLS
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SHORT-TERM BICYCLE PARKING @ 5%	26 SPOTS
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WROUGHT IRON FENCE (OR SIMILAR)



SITE LEGEND

- PROPERTY LINE
- PATH OF TRAVEL / ACCESSIBLE ROUTE
- WROUGHT IRON FENCE / GATE

Client:
CORDOVA
BUSINESS
CENTER LLC

1019 Avenue P
Suite 501
Brooklyn, NY 11223

Project:
CORDOVA
BUSINESS
CENTER

PROJECT #: SPR 2023-006

Cordova Road
Apple Valley, CA 92307

Date Issued For
09.21.2023 SPR Package
03.07.2024 SPR Resubmittal Package

HED
350 Camino de la Reina,
Suite 510
San Diego, California
92108 USA
(658) 398-3800
WWW.HED.DESIGN

2022-RR019-003

SITE PLAN

A100-S



April 22, 2024

Morongo Band of Mission Indians
Mr. Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

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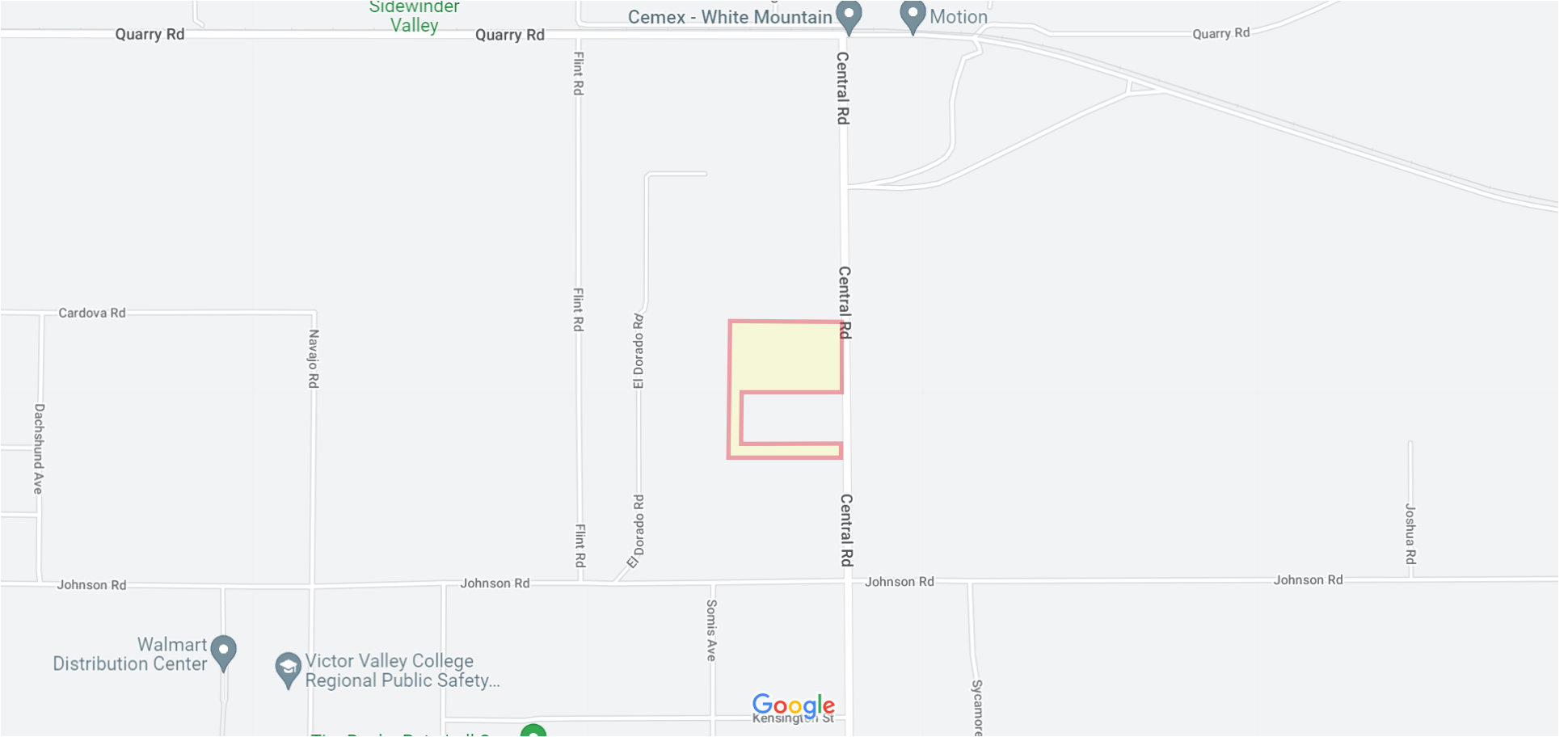
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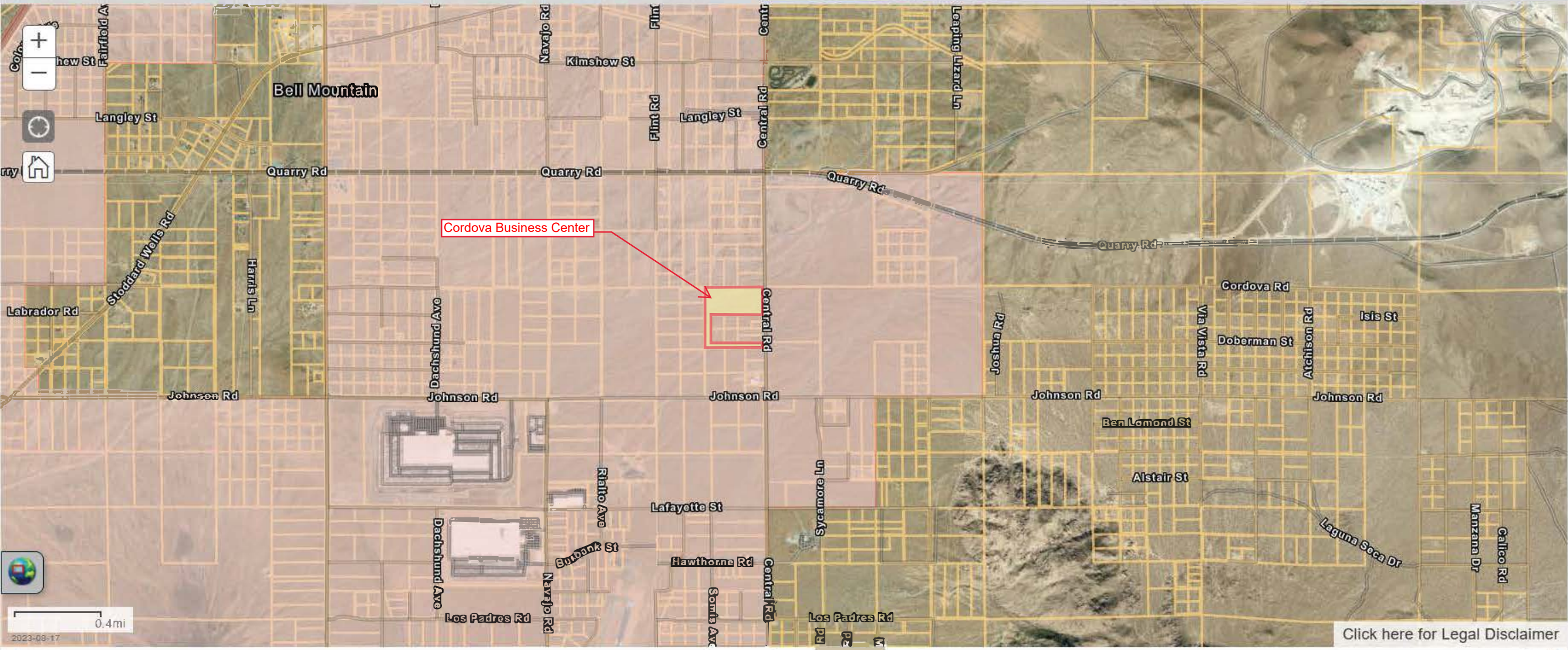




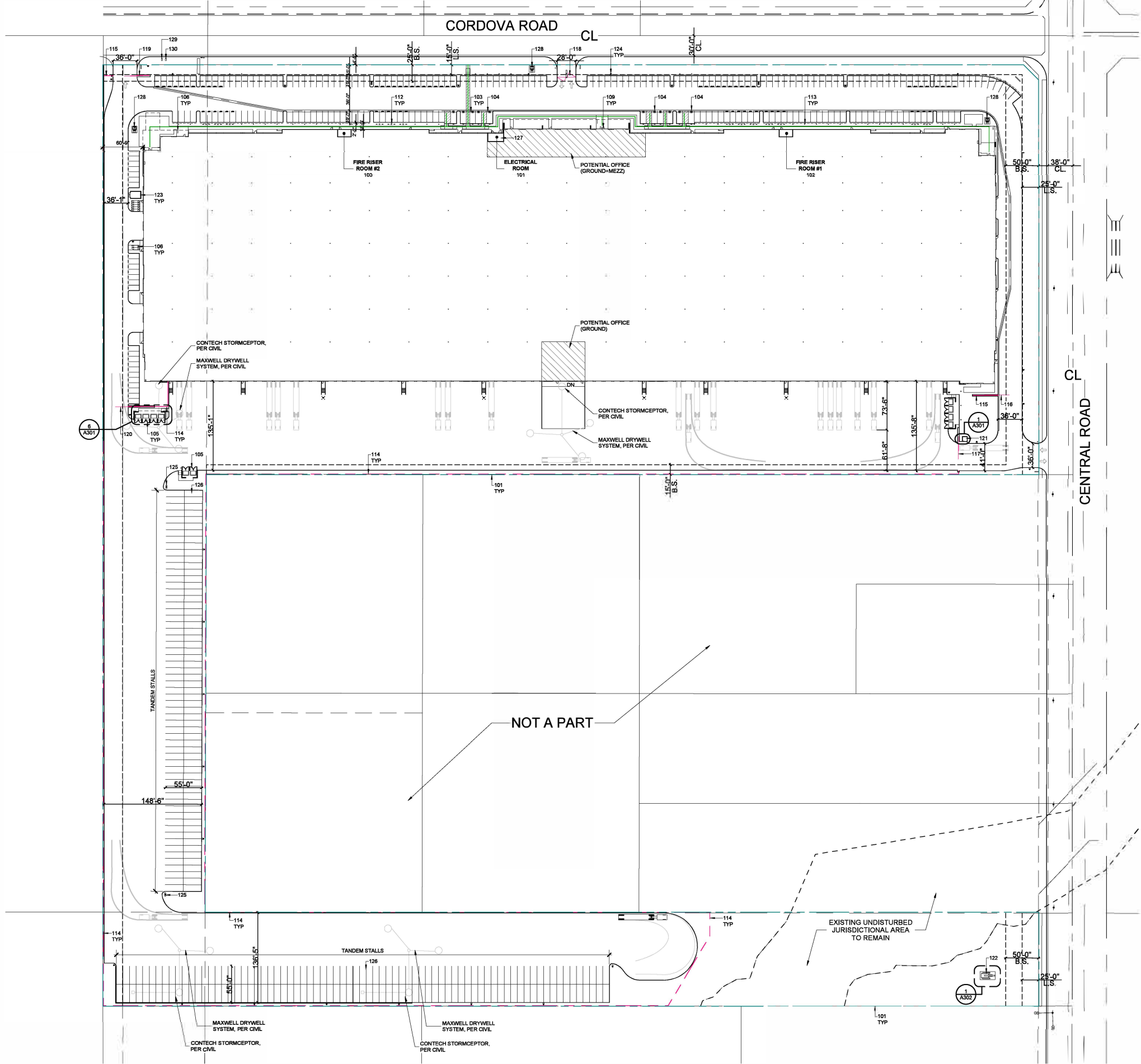
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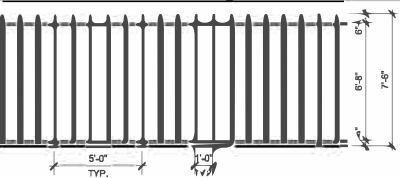
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SITE LEGEND

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CORDOVA
BUSINESS
CENTER LLC

1019 Avenue P
Suite 501
Brooklyn, NY 11223
Project:
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BUSINESS
CENTER
PROJECT #: SPR 2023-006
Cordova Road
Apple Valley, CA 92307
Date Issued For
09.21.2023 SPR Package
03.07.2024 SPR Resubmittal Package

HED
350 Camino de la Reina,
Suite 510
San Diego, California
92108 USA
(658) 398-3800
WWW.HED.DESIGN

2022-RR019-003
SITE PLAN

A100-S



April 22, 2024

Twenty-Nine Palms Band of Mission Indians
Mr. Darrell Mike, Chairperson
46-200 Harrison Place
Coachella, CA 92236

RE: *Formal Notification, Pursuant to Assembly Bill 52, for the Proposed Cordova Business Center Industrial Development Project (Apple Valley Project No. SPR 2023-006)*

Dear Mr. Mike:

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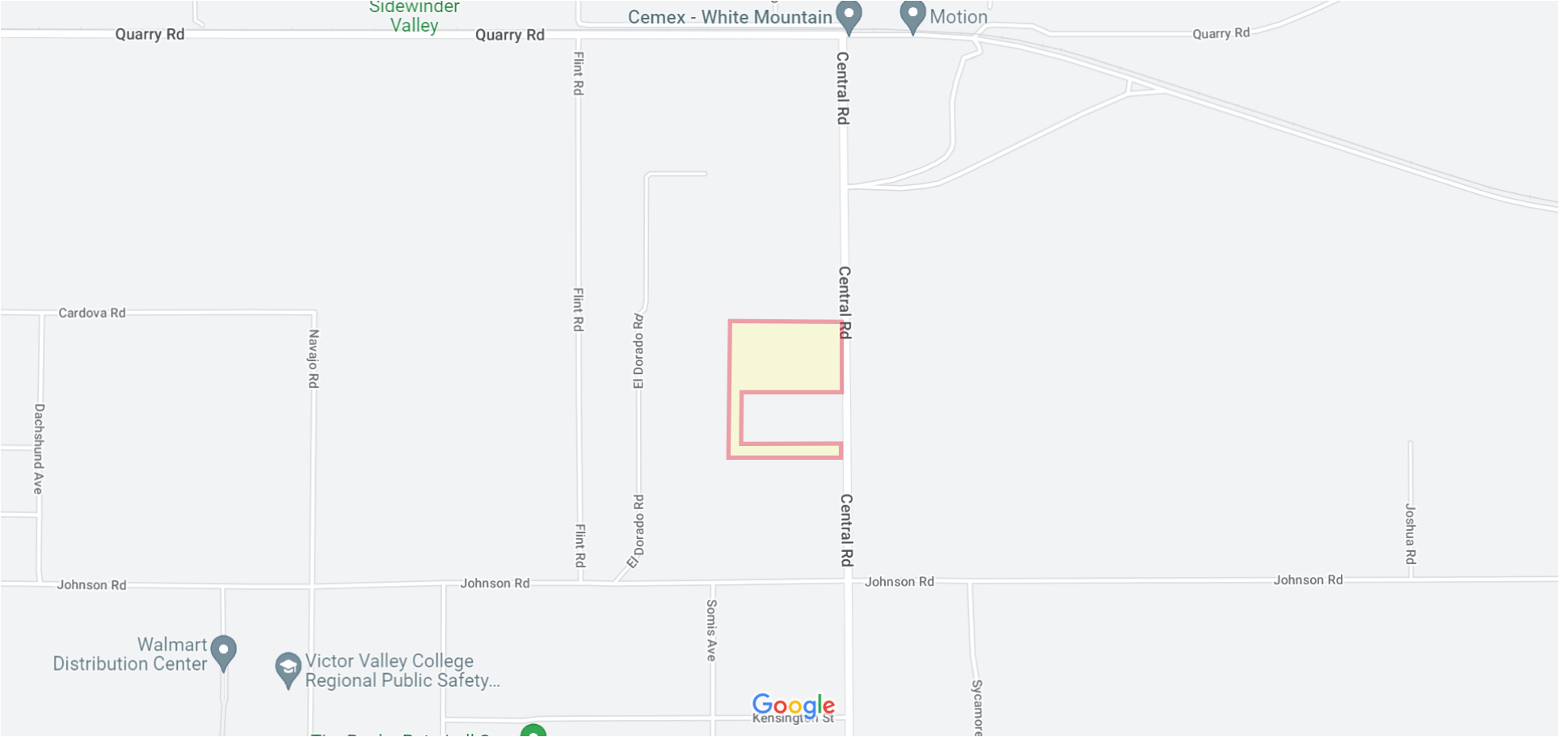
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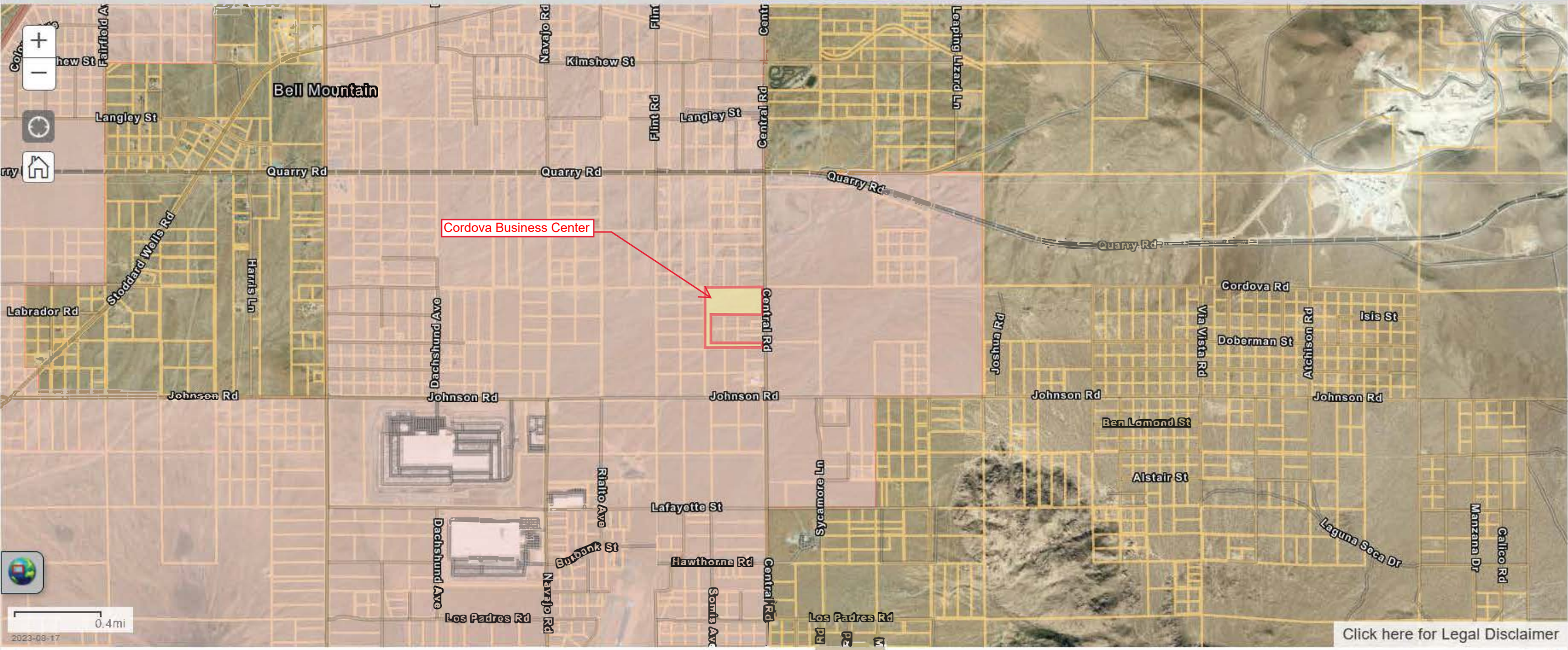




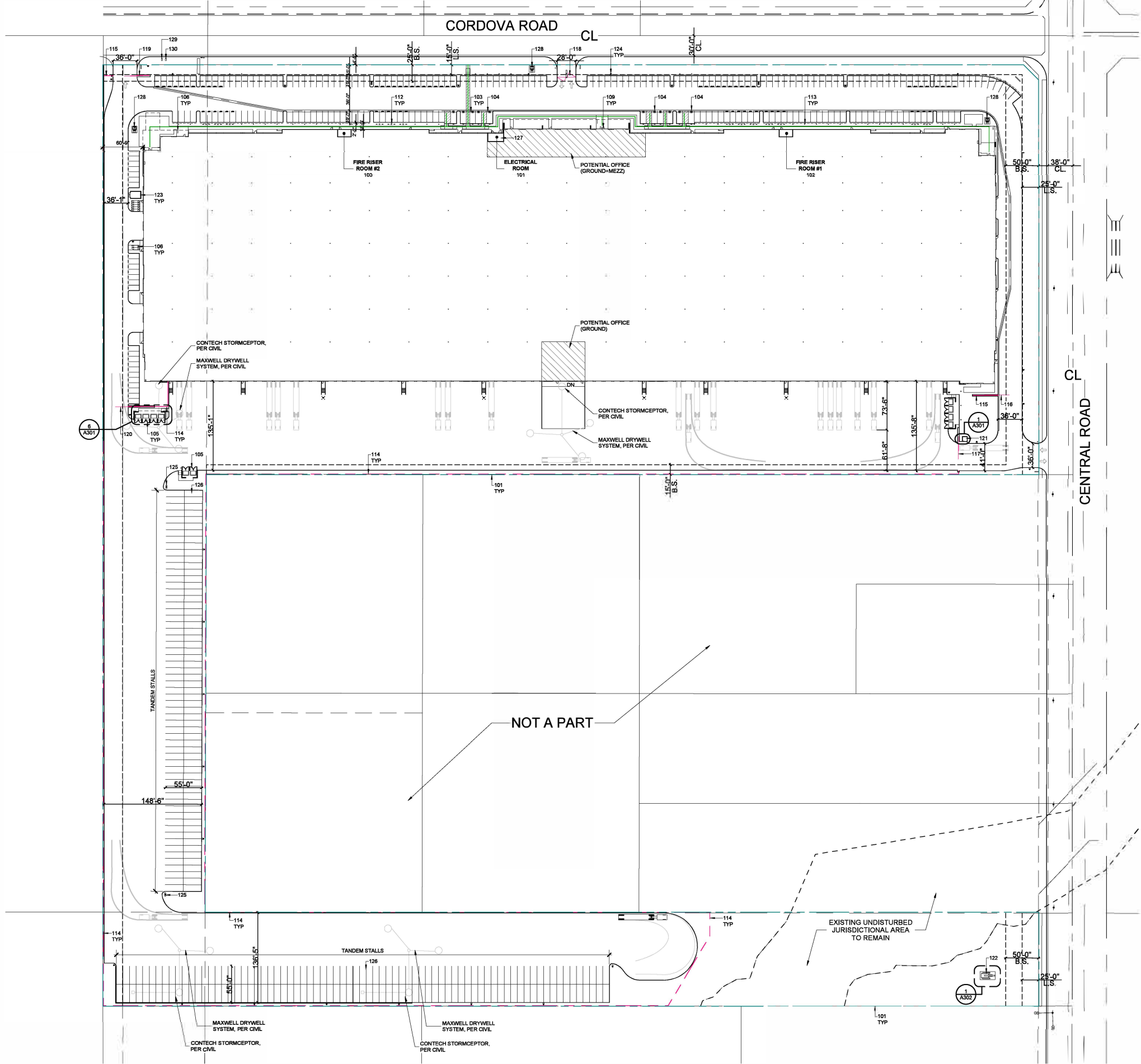
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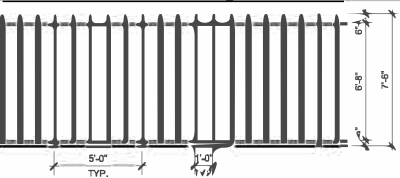
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TOTAL BICYCLE PARKING REQUIRED	82 STALLS
SHORT-TERM BICYCLE PARKING @ 5%	26 SPOTS
LONG-TERM BICYCLE PARKING @ 5%	26 SPOTS

PARKING PROVIDED

TOTAL VEHICLE PARKING PROVIDED	528 STALLS
STANDARD PARKING STALLS	151 STALLS
COMPACT PARKING STALLS	25 STALLS
ACCESSIBLE PARKING STALLS	11 STALLS
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WROUGHT IRON FENCE (OR SIMILAR)



SITE LEGEND

- PROPERTY LINE
- PATH OF TRAVEL / ACCESSIBLE ROUTE
- WROUGHT IRON FENCE / GATE

Client:
CORDOVA
BUSINESS
CENTER LLC

1019 Avenue P
Suite 501
Brooklyn, NY 11223

Project:
CORDOVA
BUSINESS
CENTER

PROJECT #: SPR 2023-006

Cordova Road
Apple Valley, CA 92307

Date Issued For
09.21.2023 SPR Package
03.07.2024 SPR Resubmittal Package

HED
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Suite 510
San Diego, California
92108 USA
(658) 398-3800
WWW.HED.DESIGN

2022-RR019-003
SITE PLAN

A100-S



April 22, 2024

Twenty-Nine Palms Band of Mission Indians
Anthony Madrigal, Tribal Historic Preservation Officer
46-200 Harrison Place
Coachella, CA 92236

RE: *Formal Notification, Pursuant to Assembly Bill 52, for the Proposed Cordova Business Center Industrial Development Project (Apple Valley Project No. SPR 2023-006)*

Dear Mr. Madrigal:

The purpose of this letter is to formally provide you with the opportunity to consult with the Town of Apple Valley in accordance with AB 52 on the proposed industrial development project referenced above. The project site consists of two parcels, identified as Assessor Parcel Number (APN) 0436-491-09-0000.

The Project would include construction of one industrial/warehouse building and associated improvements on 30 acres of vacant land (see Figure 4, Site Plan). The Building is proposed at approximately 494,000 square feet with lot coverage at 38.07% and a proposed height of 55'-9". The Project is within the allowable Maximum Allowable Building Height at 75FT. The Building will be concrete tilt-up construction and includes 23,016 square feet of executive and operational offices, designed for dock loading three outdoor employee eating areas totaling 5,307 square feet, landscaping, would involve associated improvements, including loading docks, trailer truck and vehicle parking, accessible parking, EV parking, clean air/vanpool/carpool parking and both long and short term bicycle parking.

The building has been designed to include 73 loading docks, 10 at-grade loading with roll-up doors, and fifty-five standard pedestrian pass-through doors. The project also proposes 528 parking stalls distributed in parking fields to be located on the north, east, south, and west sides of the building. The trailer stalls would be utilized for temporary parking of semi-truck trailers and tandem parking between distribution trips. Landscaping is proposed along the perimeter of the site on all sides, as well as within vehicular parking fields, and totals approximately 181,836 square feet, or about 7.6 percent of the overall project site. Please see the attached vicinity map, project location map, and site plan for additional information.

www.AppleValley.org

14955 Dale Evans Parkway • Apple Valley, California 92307 • 760.240.7000

The Town of Apple Valley is committed to a productive AB52 consultation process and a positive working relationship with the Tribal government. Comments and concerns regarding potential impacts to Tribal cultural resources (as defined in Public Resources Code § 21074) are important to the Town and we welcome the opportunity to consult with the Twentynine Palms Band of Mission Indians, if it is so desired. The Town also welcomes any requests for proposed project-related information or reports. Please let us know at your earliest convenience if you wish to consult or have written comments related to the project.

Formal requests for consultation will only be accepted within 30 days of receipt of this notice. Please include the name of a designated lead contact person in all correspondence to ensure an expedient response and please include the project name and your Tribal name in the subject line of any emails. If, after the 30-day review period, the Town has not received comments, it will be assumed that there was no comment.

The Town carefully adheres to provisions of Public Resources Code section 21082.3, subd. (c)(2)(A) to maintain the confidentiality of information provided by Tribes.

Should you have questions regarding this letter, wish to consult or to submit comments, please contact me per the below information:

Rick Hirsch, Contract Planner
Town of Apple Valley, Planning Division
14955 Dale Evans Pkwy
Apple Valley, CA 92307
Email: rhirsch@interwestgrp.com

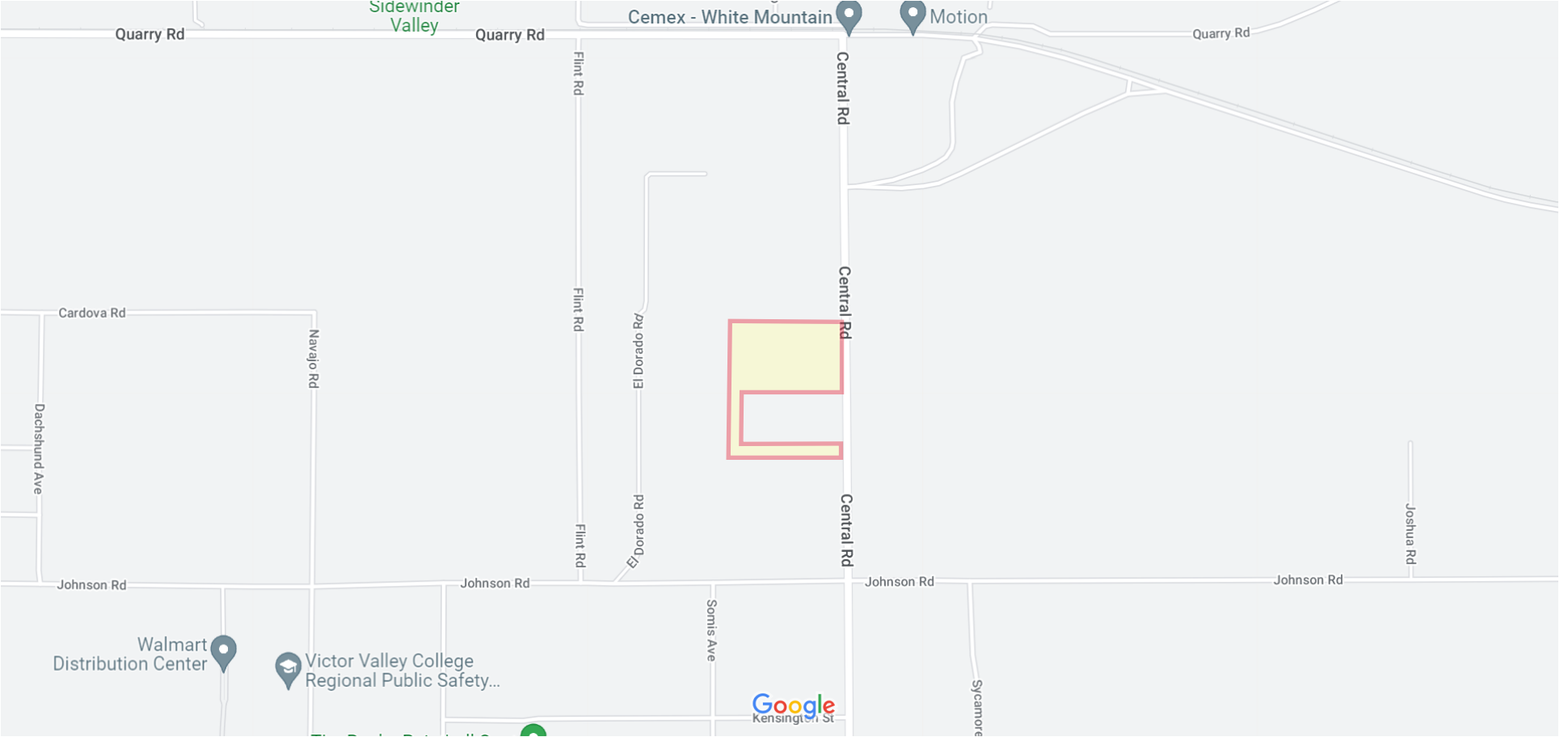
Respectfully,

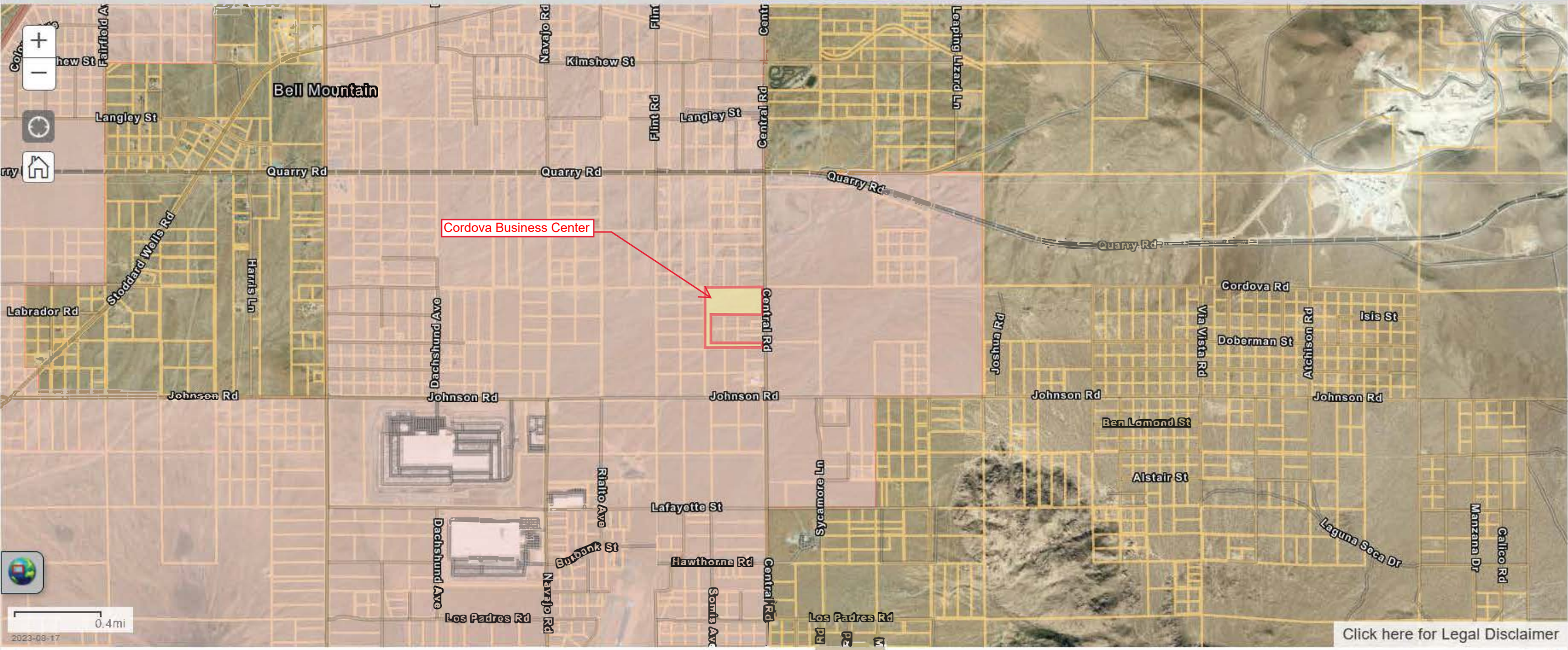
Rick Hirsch

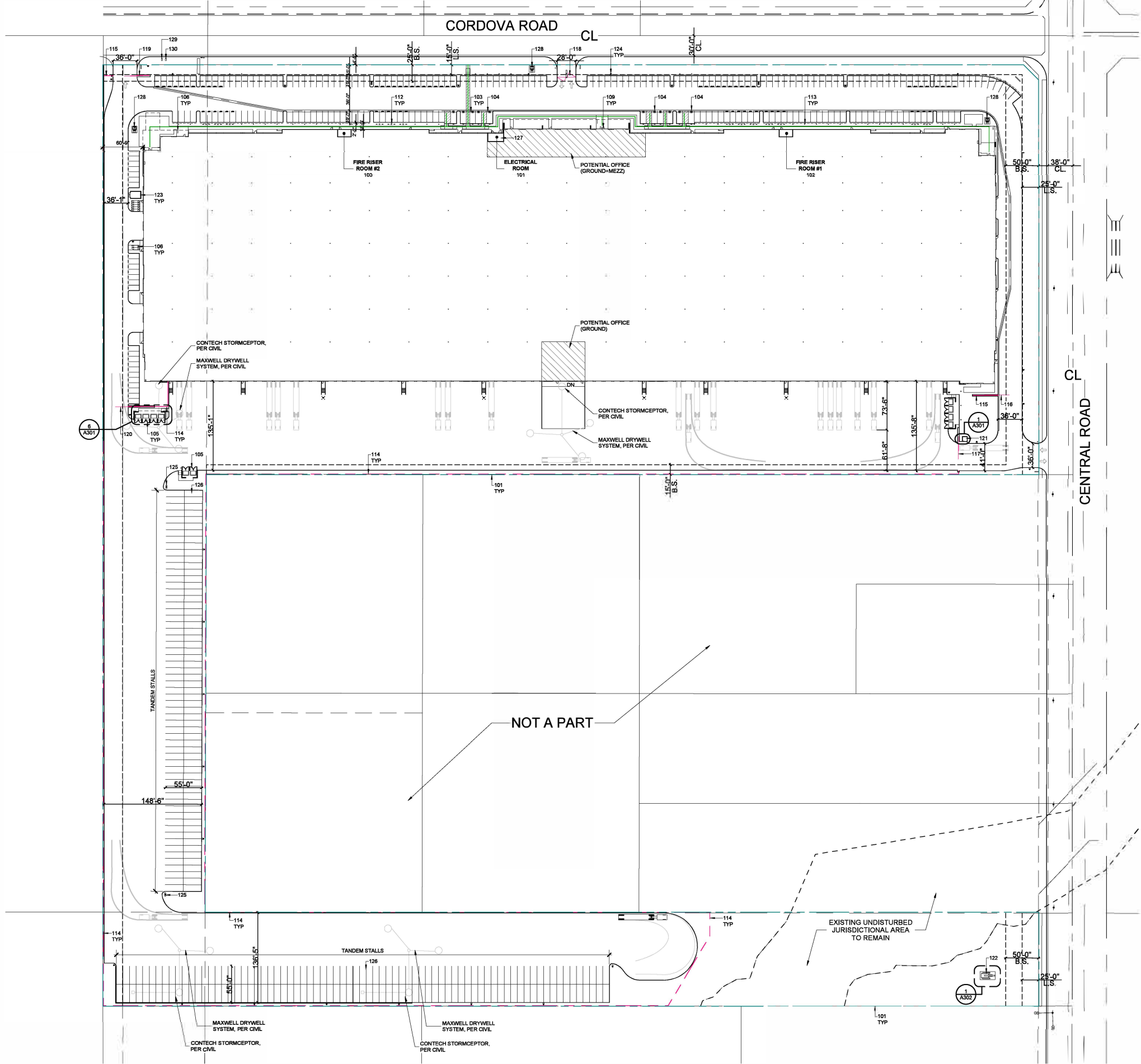
Richard Hirsch
Consulting Planner
Town of Apple Valley

Attachments:

Vicinity Map
Project Location Map
Site Plan







N
SITE PLAN
1" = 80'-0"

KEYNOTES

- 101 LINE DENOTES PROPERTY LINE. SEE CIVIL DRAWINGS.
- 103 STANDARD ACCESSIBLE PARKING STALL WITH SIGNAGE. MAXIMUM SLOPE OF PARKING SURFACE AT ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION, TO BE LESS THAN OR EQUAL TO 1:48.
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PROJECT INFORMATION

SITE AREAS:	
GROSS SITE AREA	1,297,738 SF (29.79 AC)
SITE AREA (NET)	1,193,078 SF (27.39 AC)
LANDSCAPE	181,838 SF
BUILDING FOOTPRINT	494,000 SF
LOT COVERAGE PROVIDED	38.07 %
MAX. COVERAGE ALLOWED	45 %
F.A.R. (GROSS)	.40
ASSESSOR'S PARCEL NUMBER 0483-491-09-0000	
MAX BUILDING HEIGHT ALLOWED 100 FT (PER NAVISPP PLANNING REGULATIONS)	
EMPLOYEE EATING AREA PROVIDED	
EMPLOYEE EATING AREA #1	2,332 SF
EMPLOYEE EATING AREA #2	1,670 SF
EMPLOYEE EATING AREA #3	1,205 SF
TOTAL EMPLOYEE EATING AREA PROVIDED	5,307 SF

BUILDING AREAS:

PROPOSED ENTITLED BUILDING AREA	
FIRST FLOOR	494,000 SF
MEZZANINE FLOOR(S)	11,508 SF
TOTAL BUILDING AREA	504,508 SF

PARKING SUMMARY:

GROSS FLOOR AREA	504,508 SF
WAREHOUSE	@ 95.4% 481,492 SF
POTENTIAL OFFICE (ACCESSORY USE)	@ 4.6% 23,016 SF

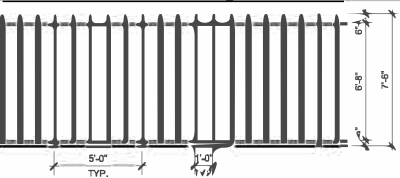
PARKING REQUIRED

TOTAL VEHICLE PARKING REQUIRED	515 STALLS
1500 FOR FIRST 10,000 GSF	20 STALLS
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WROUGHT IRON FENCE (OR SIMILAR)



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2022-RR019-003
SITE PLAN

A100-S



April 22, 2024

Dr. Alexandra McCleary, Ph.D.
Yuhaaviatam of San Manuel Nation/ San Manuel Band of Mission Indians
Cultural Resources Management Department
26569 Community Center Drive
Highland, CA, 92346

RE: *Formal Notification, Pursuant to Assembly Bill 52, for the Proposed Cordova Business Center Industrial Development Project (Apple Valley Project No. SPR 2023-006)*

Dear Dr. McCleary:

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The Project would include construction of one industrial/warehouse building and associated improvements on 30 acres of vacant land (see Figure 4, Site Plan). The Building is proposed at approximately 494,000 square feet with lot coverage at 38.07% and a proposed height of 55'-9". The Project is within the allowable Maximum Allowable Building Height at 75FT. The Building will be concrete tilt-up construction and includes 23,016 square feet of executive and operational offices, designed for dock loading three outdoor employee eating areas totaling 5,307 square feet, landscaping, would involve associated improvements, including loading docks, trailer truck and vehicle parking, accessible parking, EV parking, clean air/vanpool/carpool parking and both long and short term bicycle parking.

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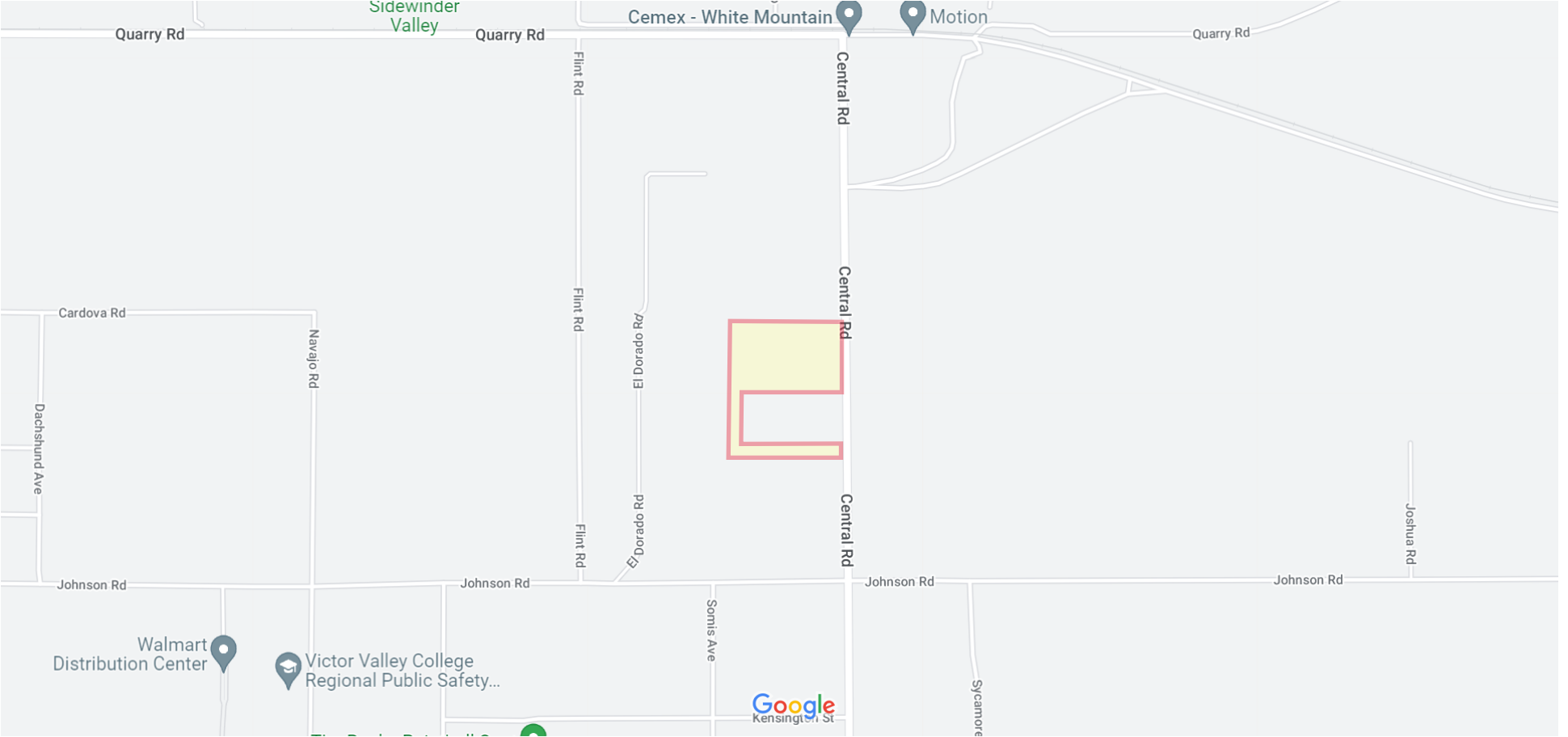
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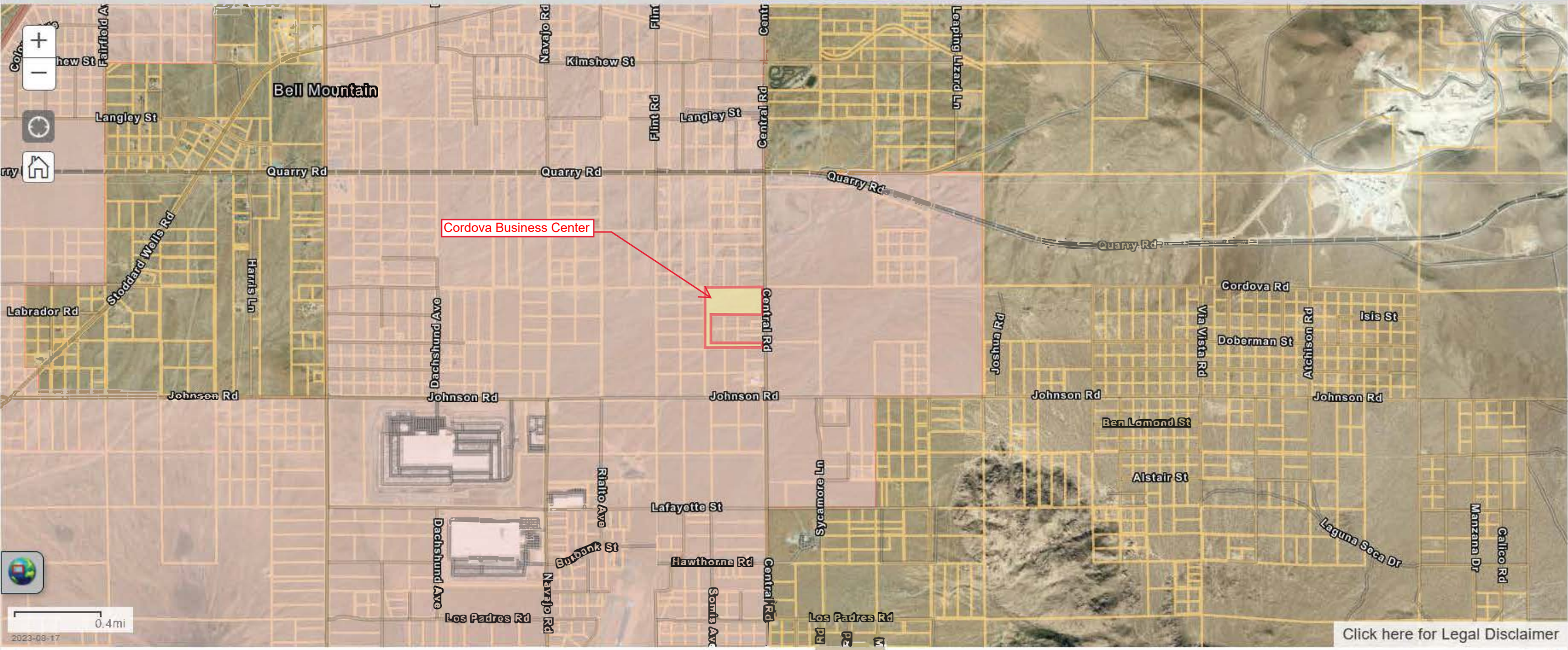




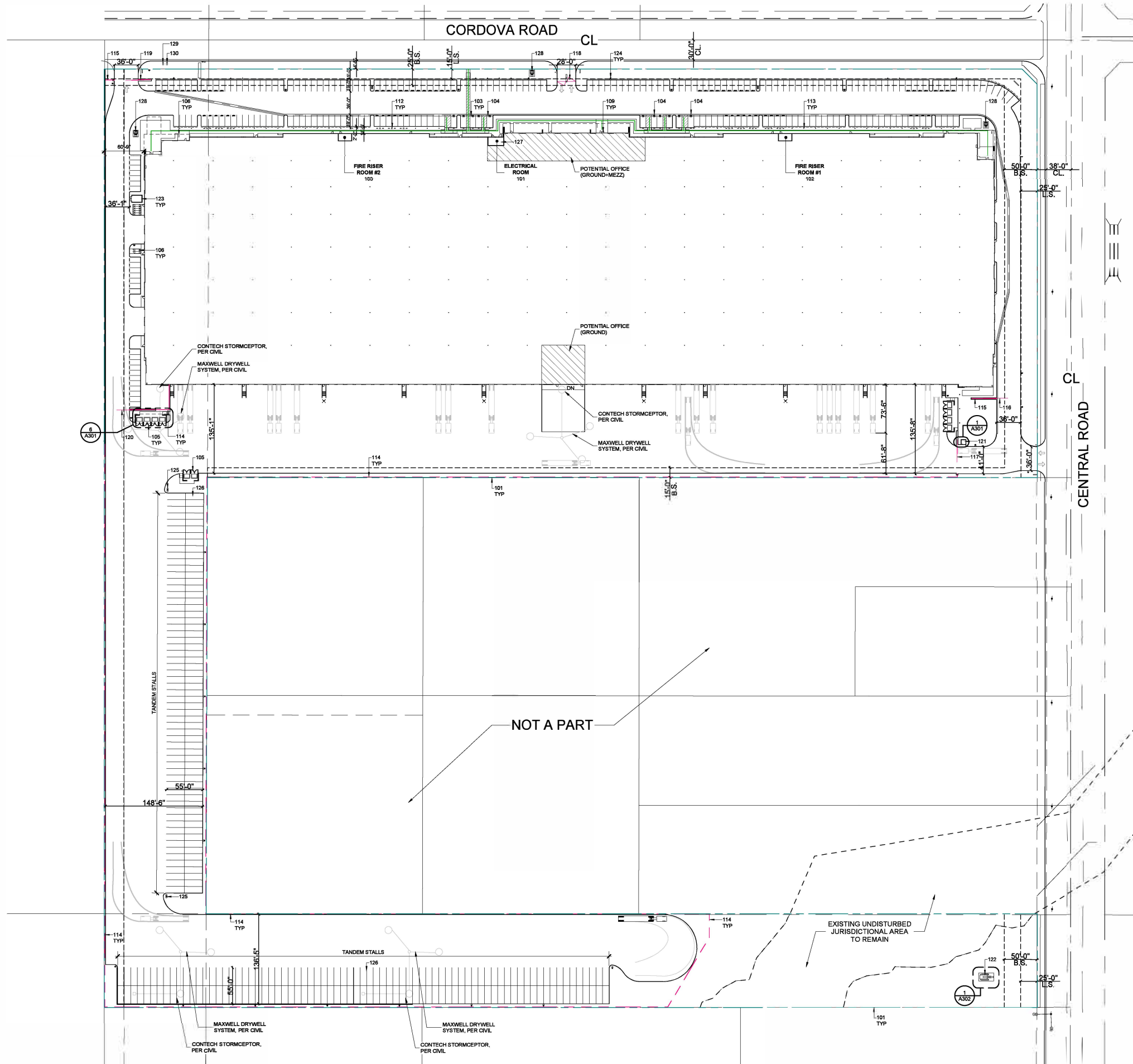
San Bernardino County Assessor - Recorder - County Clerk
Office of Chris Wilhite

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Layers Map Tools Help



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N
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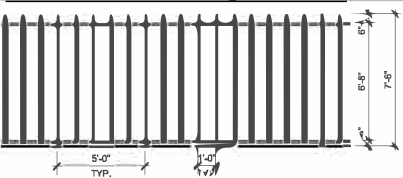
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