

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: Dakota Warehouse

Lead Agency: Town of Apple Valley

Contact Person: Nicole Montano

Mailing Address: 14955 Dale Evans Parkway

Phone: 760-240-7201

City: Apple Valley

Zip: 92307

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Apple Valley

Cross Streets: Southeast corner of Dakota Road and Gustine Street

Zip Code: 92307

Longitude/Latitude (degrees, minutes and seconds): 34 ° 34 ' 44 " N / 117 ° 11 ' 53.52 " W Total Acres: 40.1

Assessor's Parcel No.: 0463-372-21-0000

Section: 28

Twp.: 6N

Range: 3W

Base: SBBM

Within 2 Miles: State Hwy #: _____

Waterways: _____

Airports: Apple Valley Airport

Railways: _____

Schools: _____

Document Type:

- CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

- Draft EIR
 Supplement/Subsequent EIR
(Prior SCH No.) _____
Other: _____

- NEPA: NOI
 EA
 Draft EIS
 FONSI

- Other: Joint Document
 Final Document
 Other: _____

Local Action Type:

- General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan

- Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

- Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

- Annexation
 Redevelopment
 Coastal Permit
 Other: _____

Development Type:

- Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 627200 Acres 40.1 Employees 525
 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
 Agricultural Land
 Air Quality
 Archeological/Historical
 Biological Resources
 Coastal Zone
 Drainage/Absorption
 Economic/Jobs

- Fiscal
 Flood Plain/Flooding
 Forest Land/Fire Hazard
 Geologic/Seismic
 Minerals
 Noise
 Population/Housing Balance
 Public Services/Facilities

- Recreation/Parks
 Schools/Universities
 Septic Systems
 Sewer Capacity
 Soil Erosion/Compaction/Grading
 Solid Waste
 Toxic/Hazardous
 Traffic/Circulation

- Vegetation
 Water Quality
 Water Supply/Groundwater
 Wetland/Riparian
 Growth Inducement
 Land Use
 Cumulative Effects
 Other: _____

Present Land Use/Zoning/General Plan Designation:

North Apple Valley Industrial Specific Plan - Industrial (I-SP)

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

The applicant proposes to construct a 627,200 square-foot distribution warehouse on a 40.1-acre vacant parcel located on the southeast corner of Gustine Street and Dakota Road. The building footprint measures 613,760 square feet, the mezzanine is 13,440 square feet, and maximum building height is 50 feet. The parking lot includes a total of 714 car parking spaces, including 14 accessible spaces, and 260 truck trailer stalls. The car parking spaces are located along the east and west sides of the building and at the four corners of the parking lot. The truck trailer stalls are located along the north and south sides of the property, 130 stalls on each side. There are a total of 92 loading docks on the north and south sides of the building, 46 docks on each side.

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".

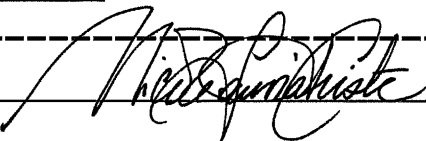
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management 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 # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 type="checkbox"/> Fish & Game Region # _____ | <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 | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date June 13, 2025 Ending Date July 2, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research Inc.</u>	Applicant: <u>Lecangs, LLC</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>728 Rider Street</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Perris, CA 92571</u>
Contact: <u>Nicole Sauviat Criste</u>	Phone: <u>925 621 9488</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  Date: June 9, 2025

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