

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 #: 2025100104

Project Title: Apple Valley 84

Lead Agency: Town of Apple Valley

Contact Name: Rick Hirsch

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Project Location: Town of Apple Valley San Bernardino
City *County*

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

The Project requires a General Plan Amendment, Zone Change, Development Code Amendment, Development Permit - Major Project, Vesting Tentative Tract Map, and Development Agreement to allow for the construction and operation of one industrial building totaling approximately 1,381,412 square feet (sf). The Project includes a total of 528 parking stalls, including 12 Americans with Disabilities Act (ADA) accessible stalls, 79 electric vehicle (EV) capable stalls, and 27 electric vehicle supply equipment (EVSE) stalls. Additionally, the Project provides 898 (12' x 55') trailer parking stalls and 231 loading dock spaces. The Project would include improvements along Stoddard Wells Road, Wrangler Road, and Johnson Road, including frontage landscaping and pedestrian improvements. The Project would include the widening of Wrangler Road and Stoddard Wells Road to their ultimate sections and the construction of Johnson Road along the Project frontage.

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 impacts for the following environmental topics: aesthetics; agriculture and forestry resources; energy; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; noise; 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: air quality; 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: greenhouse gas emissions 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.

There are no areas of known controversy known to the Town of Apple Valley

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

Lahonton Regional Water Quality Control Board
Mojave Desert Air Quality Management District
California Department of Fish and Wildlife
Native American Heritage Commission