



TOWN OF APPLE VALLEY

NOTICE OF PREPARATION

PROJECT TITLE: FLINT WAREHOUSE PROJECT SPR 2026-001, TPM 21113

CONTACT PERSON: Nicole Montano, Assistant Planner (760) 240-7200 Ext. 7201
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307

PROJECT LOCATION: The Project site is located on the north side of Cordova Road, immediately east of Flint Road. APNs. 0463-471-02, -03, -17, -18, -19 and -20; 0463-481-01, -02, -04, -06, -07, -08 and -09

PROJECT DESCRIPTION: The proposed Project consists of the development of approximately 76 acres of land within the Town of Apple Valley, San Bernardino County, California (Assessor's Parcel Nos. 0463-471-02, -03, -17, -18, -19 and -20; 0463-481-01, -02, -04, -06, -07, -08 and -09). The Project site is located on the north side of Cordova Road, immediately east of Flint Road. Neither road is currently paved at this location. The Project proposes the construction of a single industrial warehouse building totaling to 1,076,874 ± square feet. Of this total, 1,050,222 ± square feet would consist of warehouse distribution space and 26,652± square feet would consist of office space. Office areas would be located at the four corners of the building. The building is proposed for general warehousing and will not include cold storage facilities. The warehouse facility would include internal circulation areas, loading docks, landscaping, utility infrastructure, and employee and visitor parking. Along the east, west, north, and south sides of the site a total of 1,151 parking spaces would be provided, of which 392 spaces are designated for truck parking and 759 spaces are designated for car parking. Loading dock facilities would be located along the eastern and western sides of the warehouse building to accommodate unloading operations. 24-hour operations would occur on site and the docking areas would be surrounded by a six-foot security fence.

FINDINGS/DETERMINATION: The Town has reviewed and considered the proposed Flint Warehouse Project ("Project") and has determined that potentially significant impacts could result from the Project. Therefore, an Environmental Impact Report should be prepared. The Town has prepared the attached Initial Study and this Notice of Preparation.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Notice of Preparation Initial Study will commence at 8:00 a.m. on August 14, 2026, and end on September 14, 2026, at 6:00 p.m. for interested individuals and public agencies to submit written comments on the document. Any written comments on the Notice of Preparation must be received at the above address within the public review period. In addition, you may email comments to the following address: nmontano@applevalley.org.

PUBLIC MEETING: A Public Scoping meeting has been scheduled for August 26th at 5:30p.m. in the Council Chambers located at 14955 Dale Evans Parkway, Apple Valley, CA 92307. The Notice of Preparation and Initial Study are available for public review on the Town's Planning Division website at <https://applevalley.org/ceqa-related-documents/> and at the Newton T. Bass Apple Valley Branch Library at 14901 Dale Evans Parkway, Apple Valley, CA 92307.