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: Flint Warehouse Project

Lead Agency: Town of Apple Valley | Contact Person: Nicole Montano
Mailing Address: 14955 Dale Evans Parkway | Phone: 760-240-7000
City: Apple Valley | Zip: 92307 | County: San Bernardino

Project Location: County: San Bernardino | City/Nearest Community: Town of Apple Valley
Cross Streets: Flint Road and Central Road | Zip Code: 92307
Longitude/Latitude (degrees, minutes and seconds): 34 ° 36 ′ 47 ″ N / 117 ° 10 ′ 38 ″ W Total Acres: 76
Assessor's Parcel No.: 0463-471-02, -03, -17, -18, -19 and -20; 0463-481-01, -02, -04, -06, -07, -08 and | Section: 11 | Twp.: 5N | Range: 3W | Base: SBBM
Within 2 Miles: State Hwy #: | Waterways:
Airports: | Railways: | Schools:

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☐ Mit Neg Dec Other: | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other: TPM

Development Type:

☐ Residential: Units Acres
☒ Office: Sq.ft. 26652 Acres .61 Employees
☐ Commercial: Sq.ft. Acres Employees
☒ Industrial: Sq.ft. 105022 Acres 24.10 Employees
☐ 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 ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Specific Plan (SP)

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

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

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**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	x	Regional WQCB # 6
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 6	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	x	Other: Mojave Desert Air Quality Management District
_____	Housing & Community Development	_____	Other: _____
_____	Native American Heritage Commission		

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

Starting Date August 14, 2026 Ending Date September 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Terra Nova Planning & Research, Inc.
Address: 42635 Melanie Place, Suite 101
City/State/Zip: Palm Desert, CA 92211
Contact: Nicole Sauviat Criste
Phone: 760-341-4800

Applicant: Cordova Lecangs LLC
Address: 728 W. Rider Street
City/State/Zip: Perris, CA 92571
Phone: 925-621-9488

Signature of Lead Agency Representative: _____ **Date:** Aug. 11, 2026

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