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November 14, 2024 **LETTER #3**

Via Email

Rick Hirsch, Contract Planner
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Orlando Acevedo, Assistant Town Manager
Community Development Department
Town of Apple Valley
14955 Dale Evans Parkway
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Re: Comment on Mitigated Negative Declaration, Cordova Business Center Development Project (SPR 2023-006)

Dear Mr. Hirsch and Mr. Acevedo:

This comment is submitted on behalf of **Supporters Alliance For Environmental Responsibility ("SAFER")** regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Cordova Business Center Development Project (SPR 2023-006), which proposes the development of a 504,508-square-foot warehouse with 10,508 square feet of mezzanine space and 21,016 square feet of office space, located on the cross streets of Cordova Road and Central Road, on Assessor's Parcel Number 0463-491-09-0000 in the Town of Apple Valley ("Project").

SAFER is concerned that the IS/MND is improper under the California Environmental Quality Act due to the IS/MND's failure to adequately assess and mitigate the Project's potentially significant environmental impacts. SAFER requests that an environmental impact report (EIR) be prepared for the Project rather than an MND because there is a fair argument that the Project may have significant environmental impacts that have not been mitigated. An EIR will ensure that potentially significant impacts of this Project are fully disclosed, analyzed, and mitigated. [COMMENT #1]

SAFER reserves the right to supplement this comment throughout the administrative process. *Galante Vineyards v. Monterey Peninsula Water Management Dist.*, 60 Cal. App. 4th 1109, 1121 (1997).

Sincerely,

Hayley Uno
Lozeau Drury LLP