



Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting

Date: October 2, 2025

To: State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties

From/Lead Agency: Town of Apple Valley, Planning Department
14955 Dale Evans Parkway
Apple Valley, California 92307

Project Applicant: Covington Development Partners
3 Corporate Plaza, Suite 230
Newport Beach, CA 92660

Subject: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting for the Apple Valley 84 Project

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the Town of Apple Valley (Town), as lead agency, is commencing preparation of an environmental impact report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts of the Apple Valley 84 Project (Project).

The Town is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming EIR. In accordance with CEQA, the Town requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

Project Location and Setting

The Project is primarily bounded by Johnson Road to the north, Stoddard Wells Road to the south, and vacant land to the east and west. Refer to Figure 1, *Regional Map* and Figure 2, *Project Vicinity*. The Project site is comprised of 12 parcels that total approximately 92.73 gross acres in size (Assessor's Parcel Number [APN]: 0472-211-01, -02, -03, -09, -10, -11, 17, -18, -19, -20, -21, and 0472-301-01). Specifically, the Project site is in Section 24, Township 6N, Range 4W, as depicted on the U.S. Geological Survey Apple Valley North and Victorville, California 7.5-minute topographic quadrangle maps. The Project site is located approximately 0.55 miles east of Interstate 15 (I-15) and approximately 4.0 miles north of State Route 18 (SR-18). Regional access to the Project site is provided via I-15 and SR-18.

Existing General Plan Land Use Designations and Zoning

The Project site is designated and zoned as "Office Professional (O-P)" in the General Plan Land Use Map and on the Town's Zoning Map. The Office Professional (O-P) designation allows professional offices, and is intended to act as a buffer between General Commercial and residential land uses.

Surrounding properties to the north, east, and west are also designated and zoned as C-R and O-P, and Estate Residential (R-E) to the south. Land uses surrounding the proposed Project site primarily consist of vacant and undeveloped land.



Project Description

The Project proposes the construction and operation of one industrial building totaling approximately 1,381,412 square feet (sf), including 30,000 sf of office space. Due to the speculative nature of the Project, cold storage has been assumed to account for potential future tenant needs. For the purposes of the analyses contained in this EIR, the Project mix assumes 10% general light industrial, 15% high-cube cold storage warehouse use, and 75% high-cube fulfillment (non-sort) center warehousing use. The project includes a total of 528 parking stalls, including 10 Americans with Disabilities Act (ADA) accessible stalls, 2 ADA accessible van stalls, 22 electric vehicle supply equipment (EVSE) stalls, 2 EVSE ADA accessible stalls, 2 EVSE accessible van stalls, 1 EVSE ambulatory stall, and 79 electric vehicle (EV) capable stalls. Additionally, the Project provides 898 (12' x 55') trailer parking stalls and 231 dock doors on the north and south building elevations. Refer to Figure 3, *Site Plan*. The Project proposes changing the current General Plan Land Use and Zoning designation from Office Professional (O-P) to Regional Commercial (C-R) to best facilitate the intended use mix. The Town's current C-R e-commerce fulfillment and distribution center overlay boundaries would be amended to include the Project site to accommodate Project use.

The Project would include improvements along Stoddard Wells Road, Wrangler Road, and Johnson Road, including frontage landscaping and pedestrian improvements. Given the vacant, undeveloped nature of the Project site, both wet and dry utilities, including domestic water, sanitary sewer, storm drainage, and electricity, would need to be extended onto the Project site. 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.

The Project would also construct driveways along Johnson Road (1), Wrangler Road (2) and Stoddard Wells Road (1). The Project would also include installation of a traffic signal at the intersection of Stoddard Wells Road and Wrangler Road. Currently, there are no identified tenants for the proposed building. Since the tenants are unknown, hours of operation and employee count would vary, but is assumed for planning purposes to operate 24/7. Office workers would likely have typical shifts of Monday through Friday, 8:00AM to 5:00PM, while warehouse staff would work in day, evening, and night shifts. Specific hours of operation would be identified during the tenant improvement process. Business operations would be expected to be conducted within the enclosed building, with the exception of ingressing and egressing of trucks and passenger vehicles accessing the site, passenger and truck parking, the loading and unloading of trailers within designated truck courts/loading area, and the internal and external movement of materials around the Project site via forklifts, pallet jacks, yard hostlers, and similar equipment.

The Project Applicant is requesting the following discretionary approvals:

- General Plan Amendment (GPA) to change from Office Professional (O-P) to Regional Commercial (C-R) (Refer to Figure 4)
- Zone Change (ZC) to change from Office Professional (O-P) to Regional Commercial (C-R) with I-N Industrial Overlay (Refer to Figure 5)
- Development Code Amendment (DCA) to include the Project site within the Regional Commercial e-Commerce fulfillment and distribution centers overlay boundaries
- Development Permit – Major Project
- Vesting Tentative Tract Map (VTTM)
- Development Agreement



Potential Environmental Impacts

The Town of Apple Valley has determined that an EIR will be prepared for the Project based on its potential to cause environmental effects. Pursuant to Section 15063(a) of the CEQA Guidelines, where a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. Accordingly, an Initial Study will not be prepared for this Project. The Town has determined that the Project would have no impacts or less than significant impacts related to agriculture and forestry resources, mineral resources, population and housing, recreation, and wildfire.

- **Agriculture and Forestry Resources:** According to the California Department of Conservation Farmland Mapping & Monitoring Program, the Project site is designated as grazing land¹. The Project site is not located within lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. In addition, the Project site is not zoned for agricultural use or timberland production. No impact would occur.
- **Mineral Resources:** According to the Town's General Plan, the Project site is designated MRZ-3a—areas containing known mineral occurrences of undetermined significance (see Exhibit III-9).² Furthermore, the Project site is not identified as an area containing mineral resources (see Town General Plan, Exhibit III-3).³ Additionally, the Project site is not zoned for mineral resource extraction operations. No impact would occur.
- **Population and Housing:** No residential uses are located on the Project site, nor does the Project propose any residential uses. The Project would result in the development of one industrial warehouse and distribution building totaling approximately 1,381,412 sf in an area.

Construction of the Project would not require the construction of replacement housing and would not displace any existing housing or residents. The Project does not propose the development of residential uses and would not directly increase the resident population; however, the Project would create jobs and increase employment in the Town of Apple Valley. The Project would create short-term jobs during the construction phase which would be filled by workers who, for the most part, would already reside in the local area; therefore, construction of the Project would not generate a substantial temporary or permanent increase in population within the Project area.

According to the California Department of Finance (DOF) Current Month Unemployment Rate and Labor Force Summary, as of June 2025, the most current data available, the Town had a labor force of 29,300 with an unemployment population of 2,100 (7.2 percent).⁴ Based on Table II-B of Southern California Association of Governments (SCAG's) Employment Density Report with an employment rate of 1,195 s.f. per employee for warehouse uses in San Bernardino County, the Project would generate approximately 1,156 employees⁵. According to SCAG's *Connect SoCal*, the Town's employment opportunities are estimated to grow up to 9,400⁶ by 2050. As such, the Project-related increase of approximately 1,156 employees would be accounted for in the Town's employment growth estimate under SCAG's projections. As such, the Project's temporary and permanent employment requirements could likely be met by the Town's existing labor force without the need for people to relocate into the Project region, and the Project would not induce substantial unplanned population growth in the Project area, either directly or indirectly, and would not exceed regional or local growth projections. Therefore, impacts would be less than significant.

- **Recreation:** The Project does not propose residential uses which would increase the population that would increase the use of existing parks and/or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Incremental public service demands generated by the Project are

¹ <https://maps.conservation.ca.gov/DLRP/CIFF/>

² <https://www.applevalley.org/home/showpublisheddocument/4893/635611242901270000>

³ <https://www.applevalley.org/home/showpublisheddocument/4893/635611242901270000>

⁴ <https://labormarketinfo.edd.ca.gov/file/lfmonth/allsubs.xls>

⁵ <https://www.mwcog.org/file.aspx?A=QTTITR24POOOUIw5mPNzK8F4d8djdJe4LF9Exj6IXOU%3D>

⁶ <https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf?1712261839>



offset through the payment of Town Development Impact Fees. A portion of the Town's Development Impact Fees are allocated for the maintenance of recreational facilities and the Project Applicant would be required to pay incumbent fees at issuance of building permit(s). Therefore, the Project would not directly increase the use of existing neighborhood and regional parks or other recreational facilities in the Town. Additionally, because of the proposed industrial use, the Project does not include any recreational facilities or require the construction or expansion of recreational facilities. No impact would occur.

- **Wildfire:** According to the California Department of Forestry and Fire Protection, the Project site is located within the limits of the Town of Apple Valley outside of the State Responsibility Area (SRA) and is not located within a Very High Fire Hazard Severity Zone⁷. The Project site is located within a Moderate Fire Hazard Severity Zone within a Local Responsibility Area (LRA). The Project would be required to comply with State and local regulations pertaining to emergency access. In addition, the Project site is generally flat and lacks factors that are typically associated with the uncontrolled spread of wildfire. As mentioned, because the site is generally flat, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes. The proposed Project would provide on-site and off-site water, sewer, electricity, and gas infrastructure improvements which would be constructed in compliance with regulatory requirements and would not exacerbate fire risk. Therefore, no impact would occur.

Accordingly, no further analysis of these five (5) environmental topics will be provided in the Draft EIR.

The EIR will evaluate 15 environmental topics listed in Appendix G to the CEQA Guidelines (as implemented by the Town of Apple Valley), listed below.

- | | |
|-----------------------------------|---------------------------------|
| • Aesthetics | • Hydrology and Water Quality |
| • Air Quality | • Land Use and Planning |
| • Biological Resources | • Noise |
| • Cultural Resources | • Public Services |
| • Energy | • Transportation |
| • Geology and Soils | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Hazards and Hazardous Materials | |

The EIR will address each of the 15 environmental issues in the following general manner. The existing conditions/environmental setting as it relates specifically to the environmental topic under evaluation will be described to establish a baseline for conducting the environmental analysis. As necessary and appropriate, a description of key terminology and concepts associated with the environmental issue area will be presented, followed by a discussion of any regulatory requirements that may apply. Next, the significance criteria will be listed and will be accompanied by a justification as to the appropriateness of the criteria selected for evaluation. An analysis will then be presented for each significance criteria, and the analysis will provide a clear description and conclusion as to the level of significance of Project impacts, prior to mitigation. The analysis will include a discussion of potential direct, indirect, and cumulative impacts of the Project, as well as a discussion of potential growth inducing impacts. For each significant impact identified, feasible and enforceable mitigation measures will be presented. Finally, each chapter in the EIR will provide a conclusion as to the level of significance following implementation of recommended mitigation measures.

⁷ <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>



Public Scoping Comment Period and Meeting

Public Scoping Comment Period

The Town has established a 30-day public scoping period from **October 2, 2025 through October 31, 2025**. During the scoping period, the Town's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding the scope and content of the environmental information to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects. During this period, the NOP may be accessed electronically at the following website:

<https://applevalley.org/government/california-environmental-quality-act/>

Public Scoping Meeting

During the 30-day public scoping period, the Town will also hold a public scoping meeting on Wednesday, **October 8, 2025, from 5:00 p.m. – 6:00 p.m.**, via virtual meeting participation on Microsoft Teams. Please navigate to this web address: <https://tinyurl.com/mr2xee2k>. The presentation may also be viewed at the Town Council Chambers at 14955 Dale Evans Parkway in Apple Valley, California.

The public scoping meeting will provide an additional opportunity to receive and disseminate information, identify potential environmental issues of concern, and discuss the scope of analysis to be included in the EIR. The scoping meeting is not a public hearing, and no decisions on the Project will be made at this meeting. It is an additional opportunity for agencies, organizations, and the public to provide scoping comments regarding environmental issues to be addressed in the EIR. Public agencies, organizations, and any interested parties are encouraged to attend and participate in this meeting.

Scoping Comments

All scoping comments must be received in writing by 5:00 p.m. on October 29, 2025, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding.

Please direct any scoping comments and Project-related questions to:

Rick Hirsch, Consulting Planner,
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, California 92307
Phone: (760) 240-7000
Email: rhirsch@interwestgrp.com

Attachments:

Figure 1, Regional Map

Figure 2, Project Vicinity

Figure 3, Site Plan

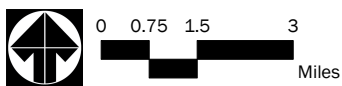
Figure 4, Existing and Proposed General Plan Designations

Figure 5, Existing and Proposed Zoning Designations



Source(s): Esri, San Bernardino County (2025)

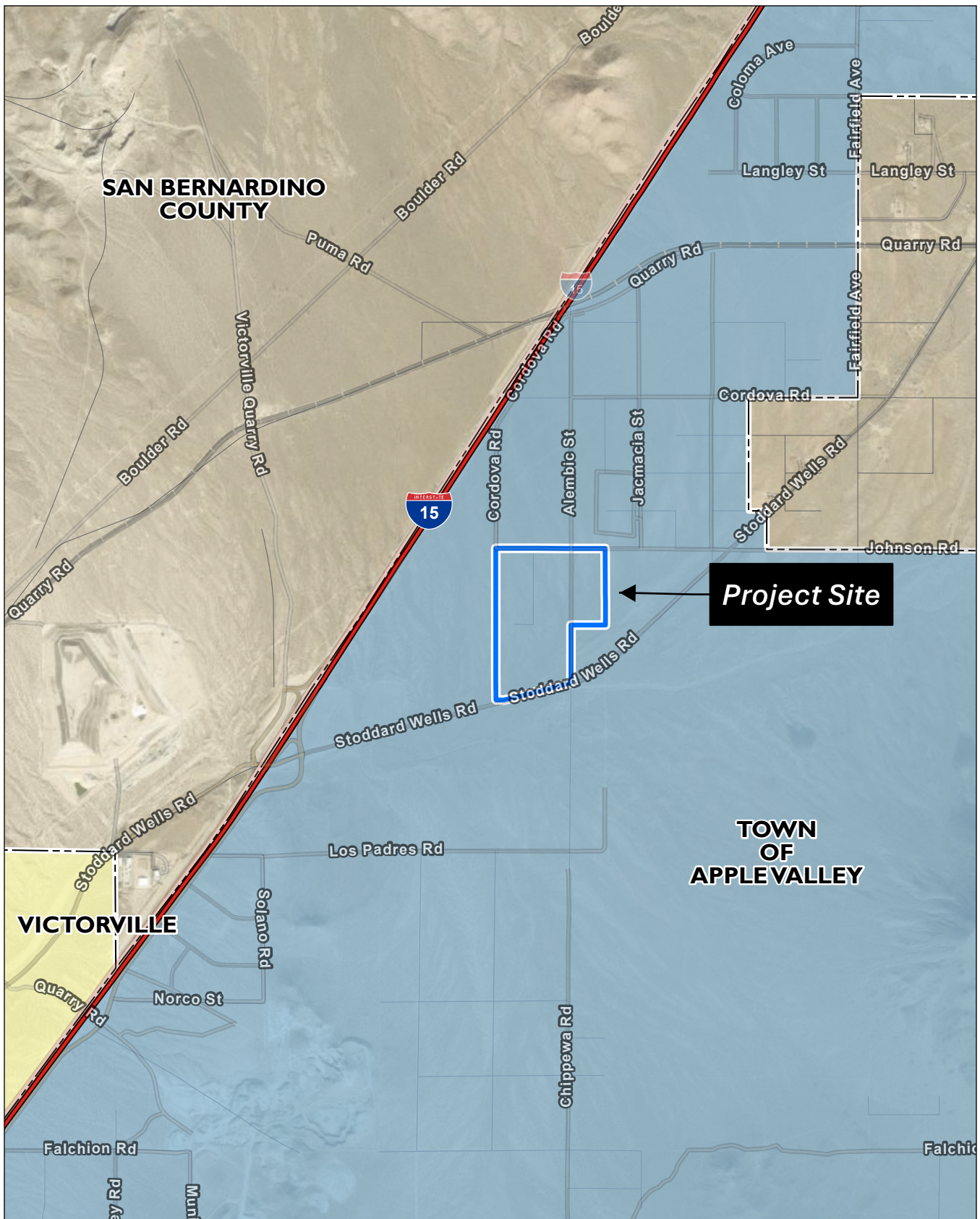
Figure 1



Regional Location

Town of Apple Valley

Apple Valley 84



Source(s): Esri, San Bernardino County (2025)

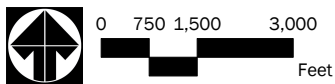
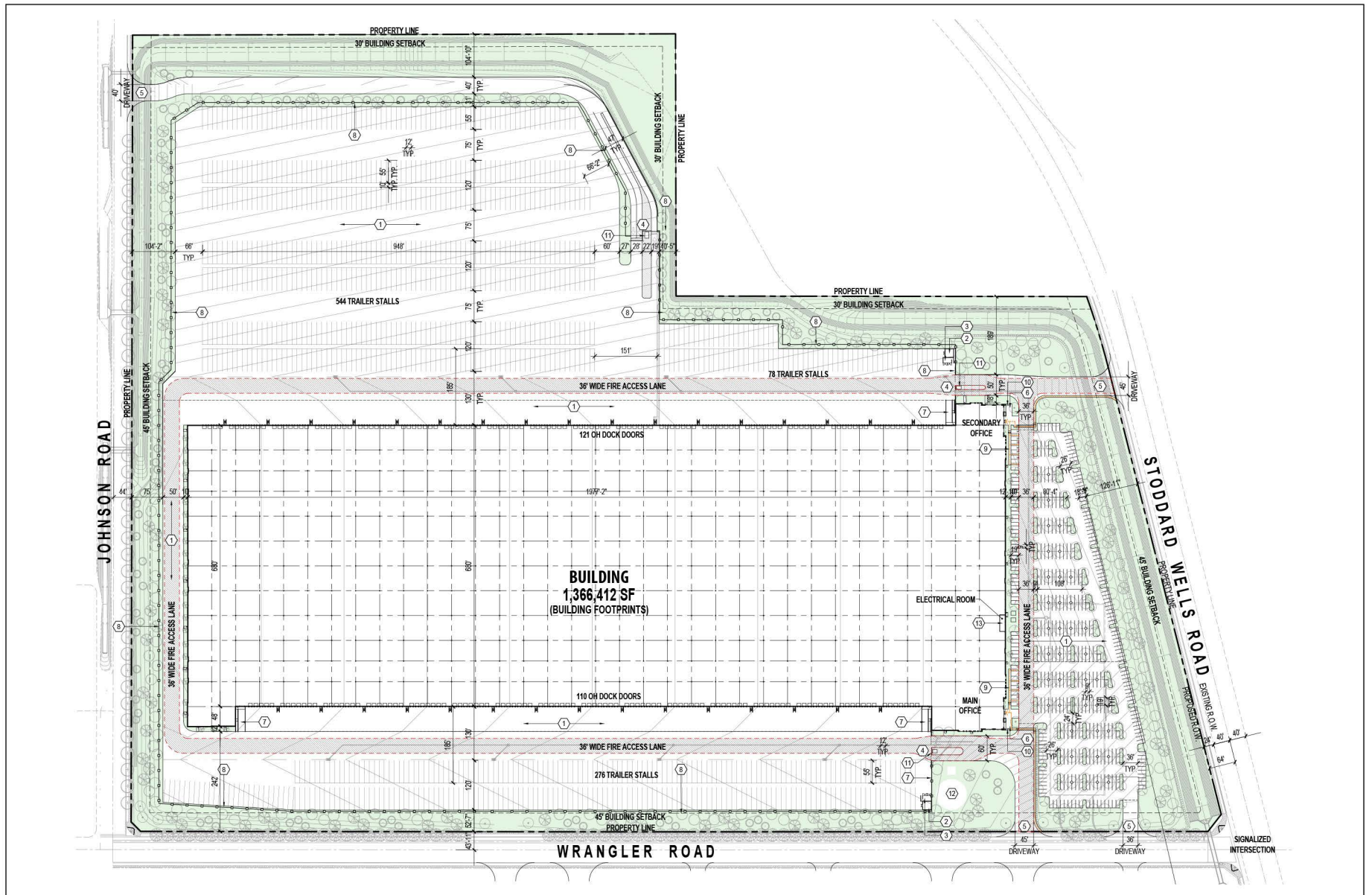
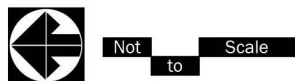


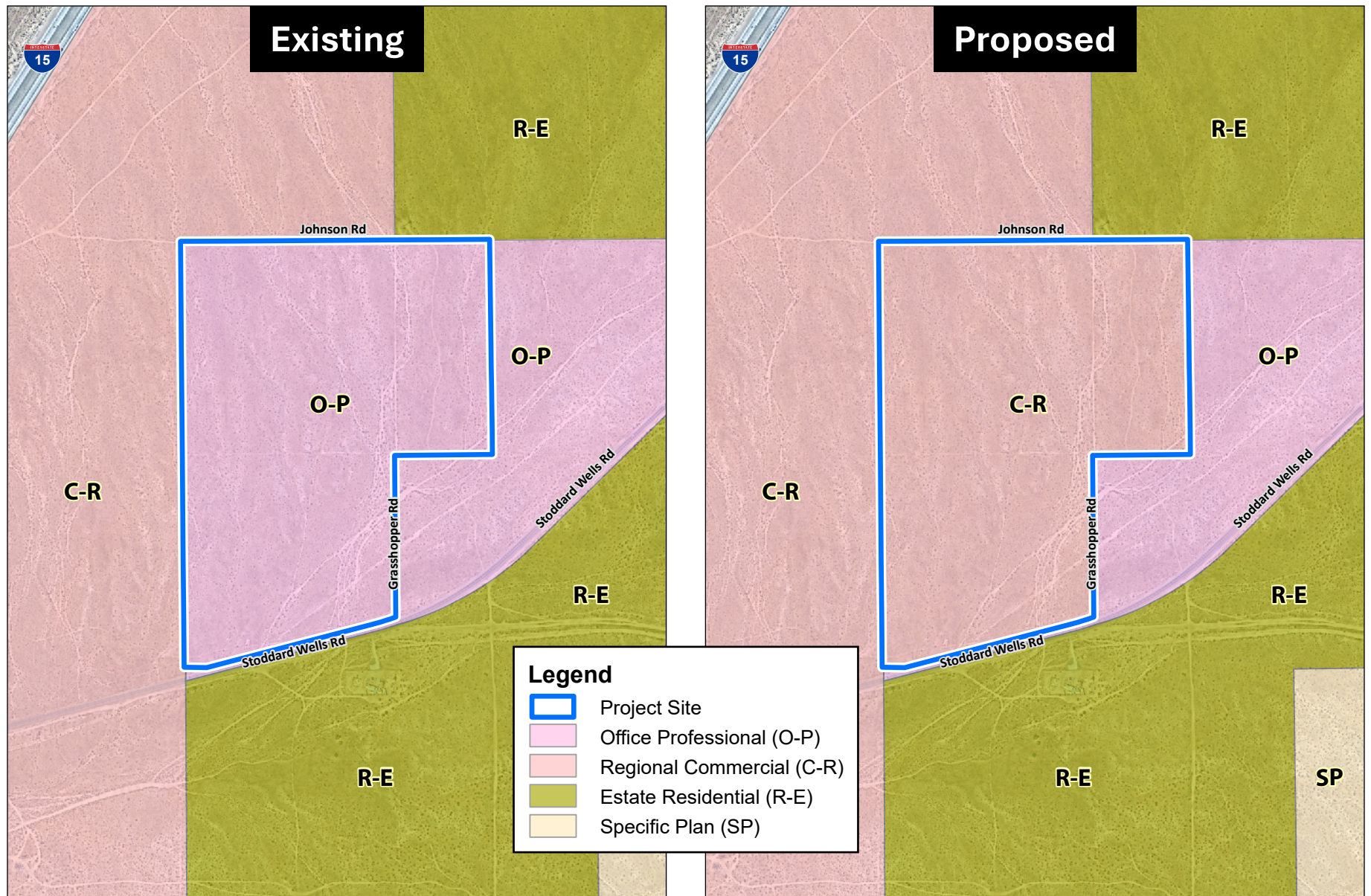
Figure 2



Source(s): RGA (08-11-2025)

Figure 3

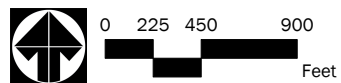


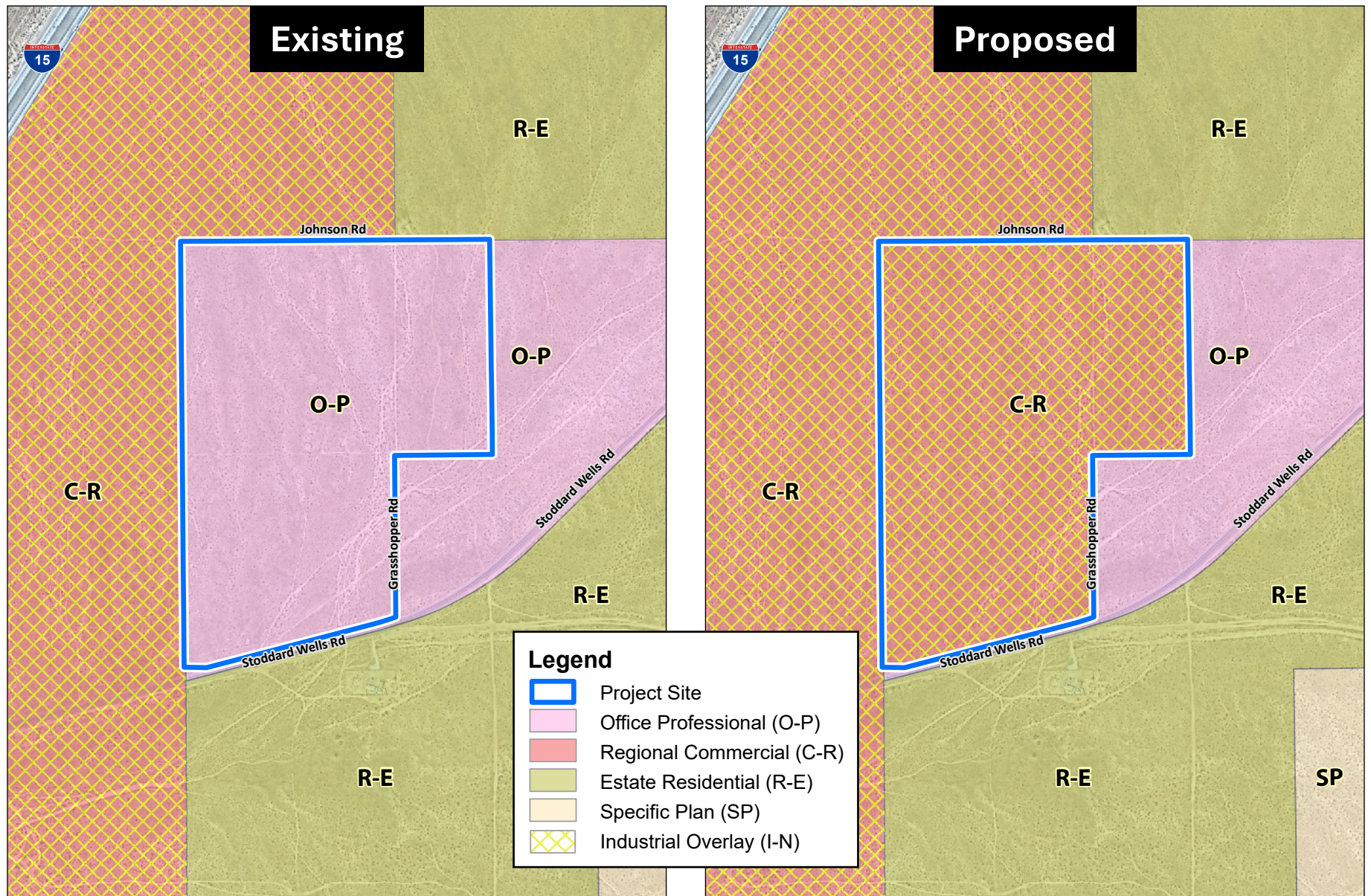


Source(s): Town of Apple Valley (November 2022), Esri, Nearmap Imagery (August 2024), San Bernardino County (2025)

Figure 4

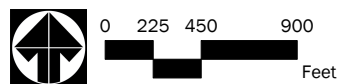
Existing and Proposed General Plan Designations





Source(s): Town of Apple Valley (November 2022), Esri, Nearmap Imagery (August 2024), San Bernardino County (2025)

Figure 5



Existing and Proposed Zoning Designations