



Notice of Availability of a Draft Environmental Impact Report for the Apple Valley 84 Project

Date: January 13, 2026

To: State Agencies, Responsible Agencies, Local and Public Agencies, Organizations, 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

Contact Person: Rick Hirsch, Consulting Planner; rhirsch@interwestgrp.com, (760) 240-7000

Subject: Notice of Availability of a Draft Environmental Impact Report for the Apple Valley 84 Project (State Clearinghouse No. 2025100104)

The Town of Apple Valley (Town), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) to evaluate the environmental effects associated with the Apple Valley 84 Project (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is publicly available for a 45-day review and comment period from January 13, 2026, through February 27, 2026. The Town is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations and the general public (pursuant to CEQA Guidelines Section 15087).

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 four 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 Designation 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 designated and zoned as C-R and O-P, and Estate Residential (RE) to the south. Land uses surrounding the proposed Project site primarily consist of vacant and undeveloped land and a commercial/residential use across Stoddard Wells Road.

Project Description

The Project involves applications for General Plan Amendment (GPA) 2024-001, Zone Change (ZC) 2024-007, Development Code Amendment (DCA) 2024-001, Development Permit (DP) 2025-013, Vesting Tentative Tract Map (VTM) No. 21034, and a Development Agreement. The proposed entitlements would provide for the following:

- General Plan Amendment (GPA) 2024-001, to change the Project site's existing General Plan land use designation from Office Professional (O-P) to Regional Commercial (C-R) General Plan land use designation (refer to Figure 4);
- Zone Change (ZC) 2024-007, to change the Project site's existing zoning designation from Office Professional (O-P) to Regional Commercial (C-R) with the I-N Industrial Overlay designation (Refer to Figure 5);
- Development Code Amendment (DCA) 2024-001, to amend the Town's current e-commerce fulfillment and distribution center overlay boundaries to include the Project site (Refer to Figure 6);
- Development Permit 2025-013, to develop one industrial building totaling approximately 1,381,412 square feet (sf), including 30,000 sf of office space on the 92.73-acre site;
- Vesting Tentative Parcel Map No. 21034 to merge 12 parcels (APNs: 0472-211-01, -02, -03, -09, -10, -11, -17, -18, -19, -20, -21, and 0472-301-01) into one new legal parcel; and
- A Development Agreement (DA) is proposed by and between the Project Applicant and the Town of Apple Valley to provide long-term vested right to develop the Project and to provide community benefits to the Town.

The Project proposes the construction and operation of one industrial building totaling approximately 1,381,412 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 the Draft 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 would widen Wrangler Road and Stoddard Wells Road to their ultimate sections and construct Johnson Road along the Project frontage. The Project would construct a total of four (4) driveways, one on the northeast along Johnson Road, two on the southwest along Wrangler Road, and one on the southeast along Stoddard Wells Road. The Project would also install a traffic signal at the intersection of Stoddard Wells Road and Wrangler Road. 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.

Currently, there are no identified tenants for the proposed buildings. Intended occupants include distribution firms seeking an Inland Empire location from which to service their client base. Since tenants are unknown, hours of operation and employee count would vary, thus an assumption has been made that project operations would operate 24 hours per day, 7 days per week. 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 (3 shifts). Specific hours of operation would be identified during the tenant improvement process.

Project Impacts

The Project would result in no impact or 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.

The Project site is not included on the Cortese List, pursuant to Government Code Section 65962.5.

Public Review Comment Period

The 45-day public comment period for this Draft EIR will begin on January 13, 2026, and end on February 27, 2026. Please send written comments pertaining to the adequacy of the Draft EIR **no later than 5:00 p.m. on February 27, 2026**, to Rick Hirsch, Consulting Planner, Town of Apple Valley Planning Department, 14955 Dale Evans Parkway, Apple Valley, California 92307. Email: rhirsch@interwestgrp.com.

The Draft EIR is available for review online at the following website: <https://applevalley.org/government/california-environmental-quality-act/>. Printed copies of the document are also available for review at the Town of Apple Valley Planning Department (14955 Dale Evans Parkway, Apple Valley, California 92307) Monday through Thursday from 7:30 a.m. to 5:30 p.m., Friday from 7:30 a.m. to 4:30 p.m. (closed on alternate Fridays) and at the San Bernardino County Library (14901 Dale Evans Parkway, Apple Valley, California 92307) Monday through Wednesday 11:00 a.m. to 7:00 p.m., Thursday 10:00 a.m. to 6:00 p.m., and on Saturday 9:00 a.m. to 5:00 p.m.

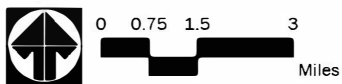
Public Hearing

Public hearings will be held on this project before the Planning Commission and Town Council. Hearings have not been scheduled at this time. The Town will circulate Public Hearing Notices accordingly, once dates have been set, consistent with the Town's public noticing requirements.

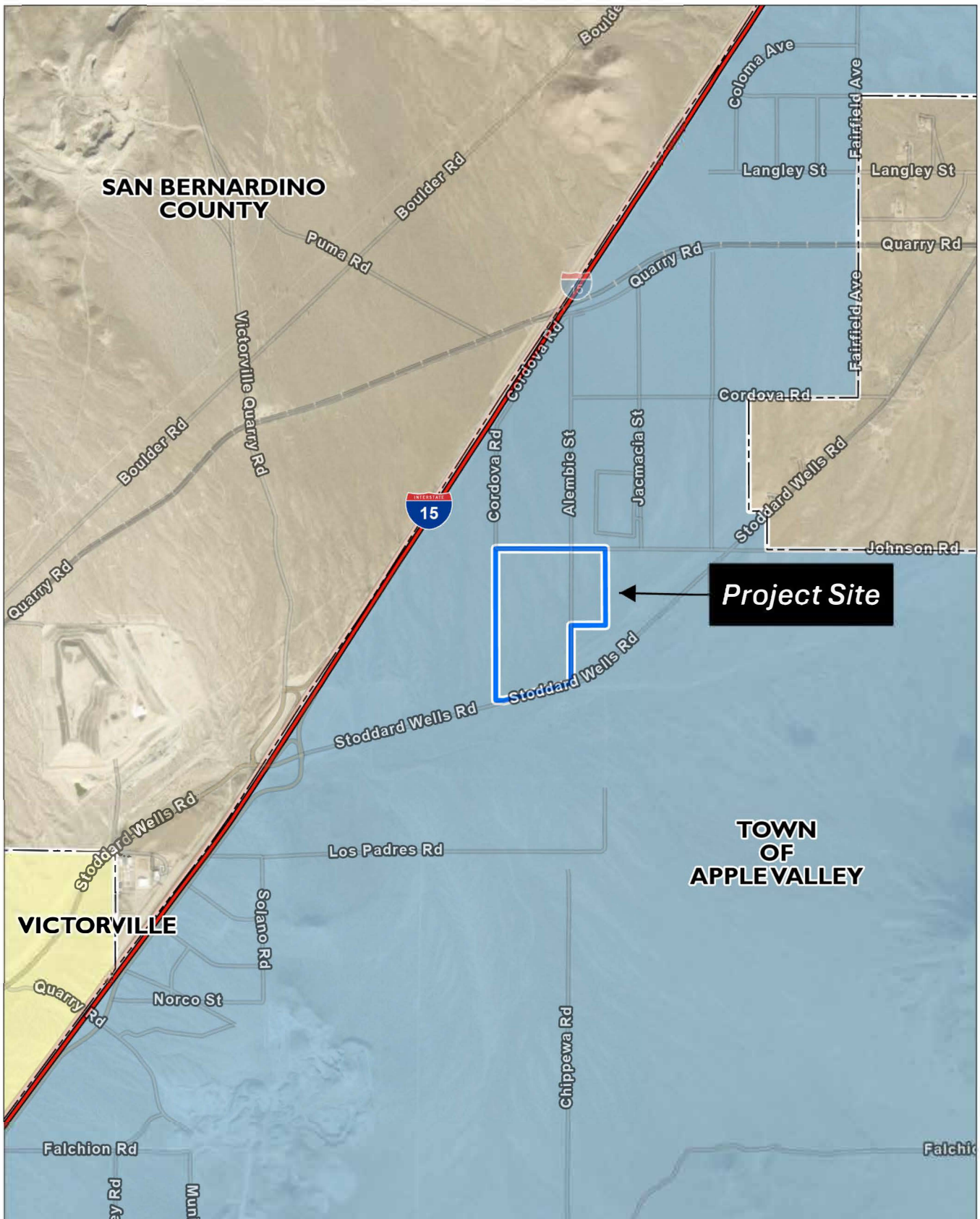


Source(s): Esri, San Bernardino County (2025)

Figure 1

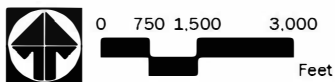


Regional Location

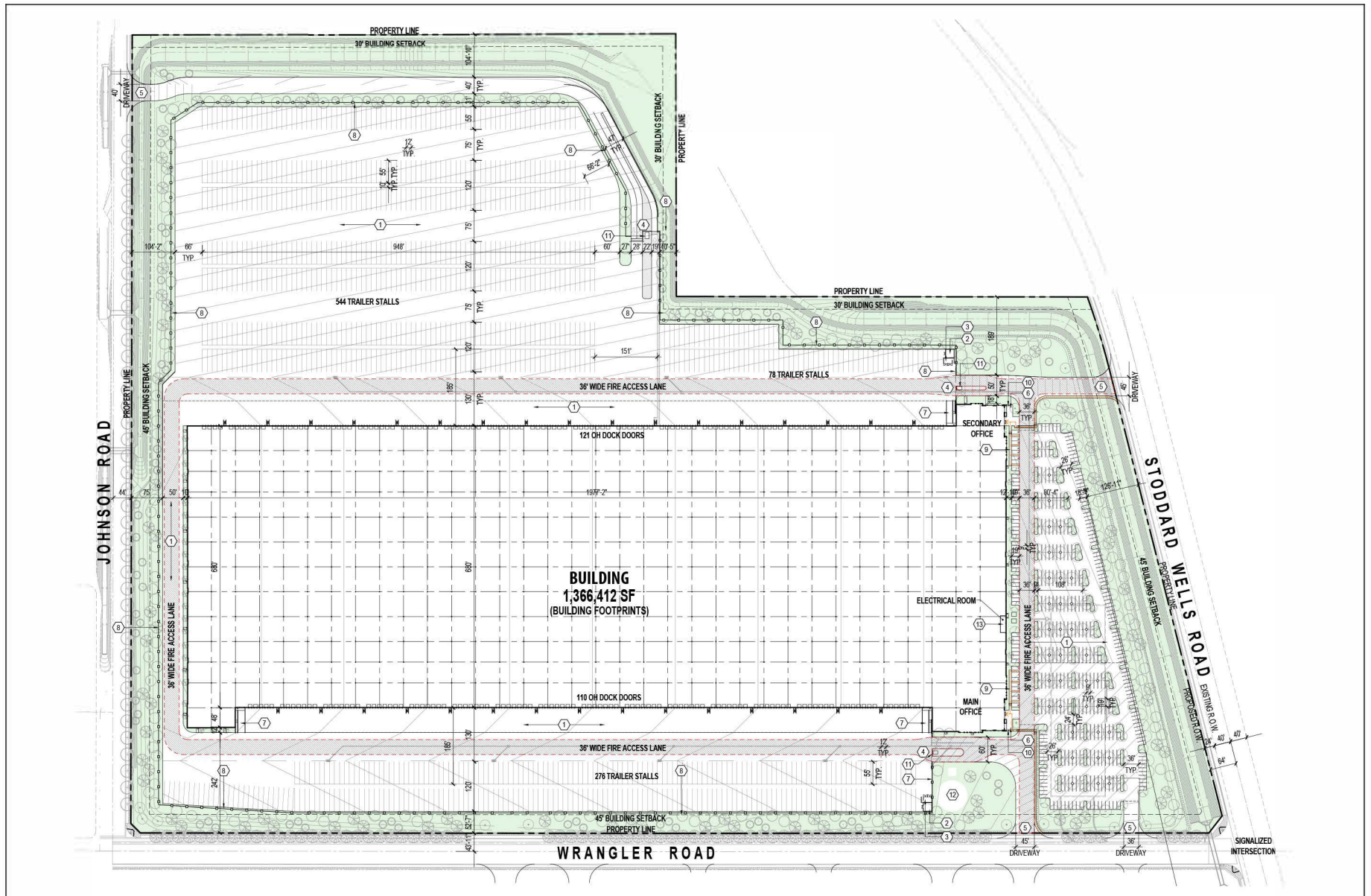


Source(s): Esri, San Bernardino County (2025)

Figure 2

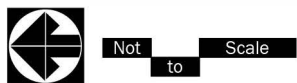


Project Vicinity

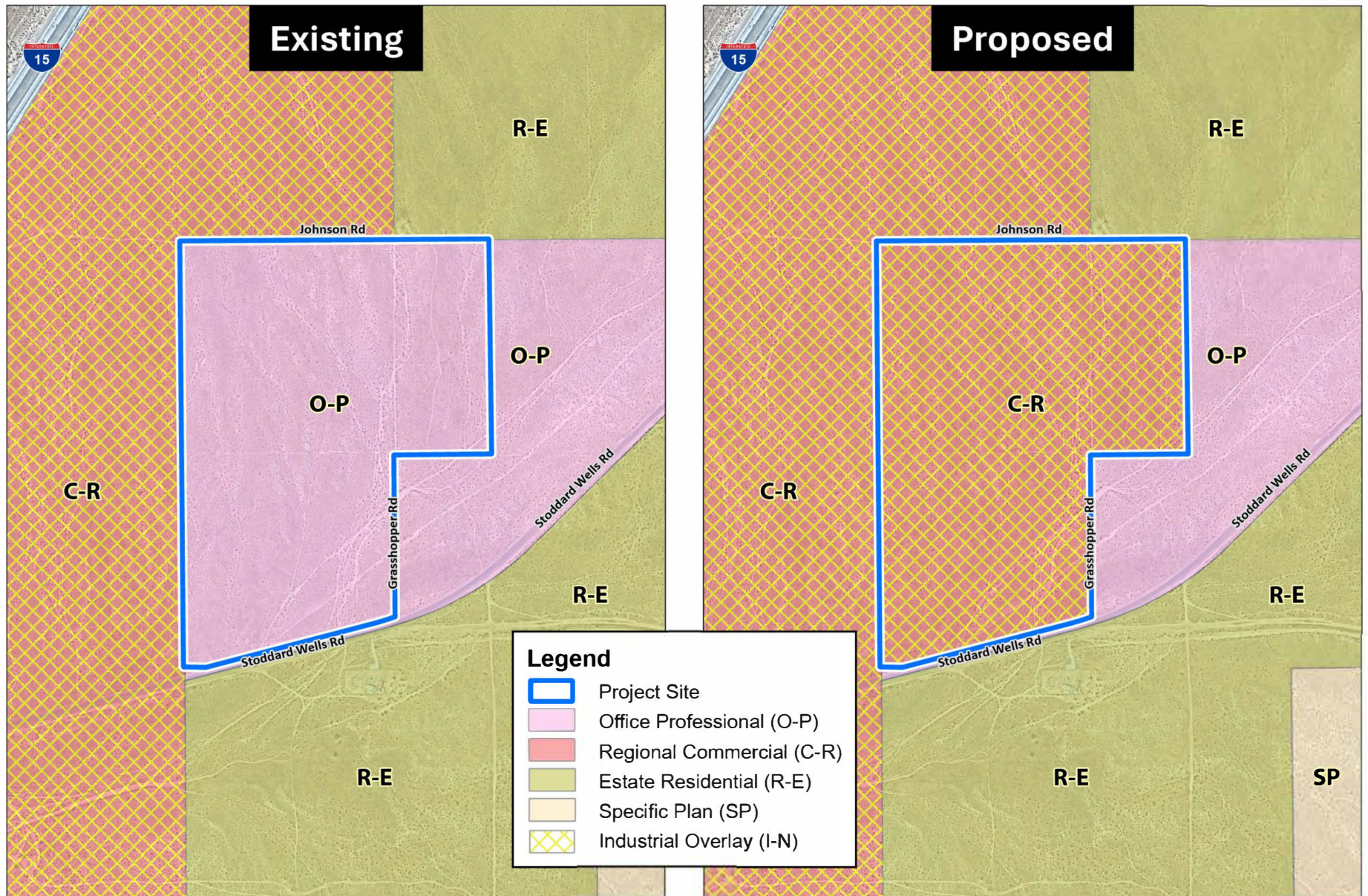


Source(s): RGA (08-11-2025)

Figure 3

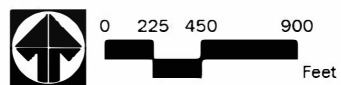


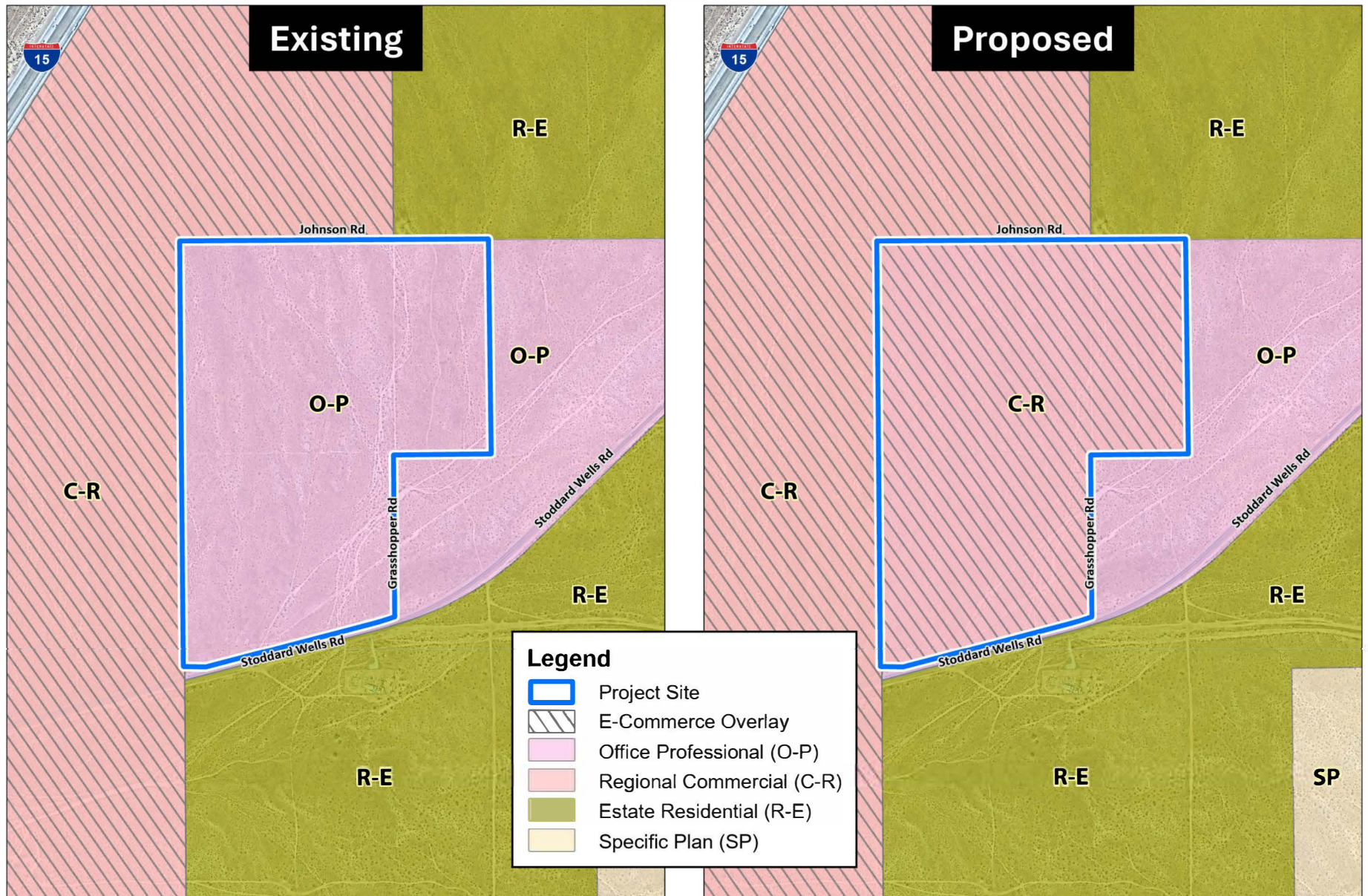
Site Plan



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

Figure 5





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

Figure 6

