

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 # 2025100104

Project Title: Apple Valley 84 Project

Lead Agency: Town of Apple Valley

Contact Person: Rick Hirsch

Mailing Address: 14955 Dale Evans Parkway

Phone: (760) 240-7000

City: Town of Apple Valley

Zip: 92307

County: San Bernardino County

Project Location: County: San Bernardino County City/Nearest Community: Town of Apple Valley

Cross Streets: Stoddard Wells Road and Grasshopper Road

Zip Code: 92307

Longitude/Latitude (degrees, minutes and seconds): 34 ° 35 ' 44.6 " N / 117 ° 14 ' 42.0 " W Total Acres: 92.73

Assessor's Parcel No.: 0472-211-01, -02, -03, -09, -10, -11, 17, -18, -19, 20, -21, and 0472-301-01

Section: 24

Twp.: 6N

Range: 4W

Base: San Bernardino

Within 2 Miles: State Hwy #: I-15

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Apple Valley Unified School District

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: DCA, Dev Permit, DA

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 1,381,412 Acres 92.73 Employees 1,156
☐ 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: GHG, Energy, Tribal

Present Land Use/Zoning/General Plan Designation:

Vacant/General Plan and Zoning: Office Professional (O-P)

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

The Project proposes the construction and operation of one industrial building totaling approximately 1,381,412 square feet (sf). The Project includes a total of 528 parking stalls, including 12 Americans with Disabilities Act (ADA) accessible stalls, 79 electric vehicle (EV) capable stalls, and 27 electric vehicle supply equipment (EVSE) stalls. Additionally, the Project provides 898 (12' x 55') trailer parking stalls and 231 loading dock spaces. The Project would include improvements along Stoddard Wells Road, Wrangler Road, and Johnson Road, including frontage landscaping and pedestrian improvements. 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.

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 an "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 # <u>8</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>6</u>
☐ 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
☒ Fish & Game Region # <u>6</u>	☐ 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	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date January 13, 2026 Ending Date February 27, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Covington Development Partners</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>3 Corporate Plaza, Suite 230</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Nicole Morse</u>	Phone: <u>(866) 878-1499</u>
Phone: <u>(714) 505-6360</u>	

Signature of Lead Agency Representative: Nicole Morse

Digitally signed by Nicole Morse
Date: 2026.01.11 18:59:58 -08'00'

Date: 1/11/2026

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