Town of Apple Valley California

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 land[1]. 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 employees[5]. According to SCAG's *Connect SoCal*, the Town's employment opportunities are estimated to grow up to 9,400[6] 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=QTTITR24POOOUIw5mPNzK8F4d8djdJe4LF9Exj6lXOU%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 Zone[7]. 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
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

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

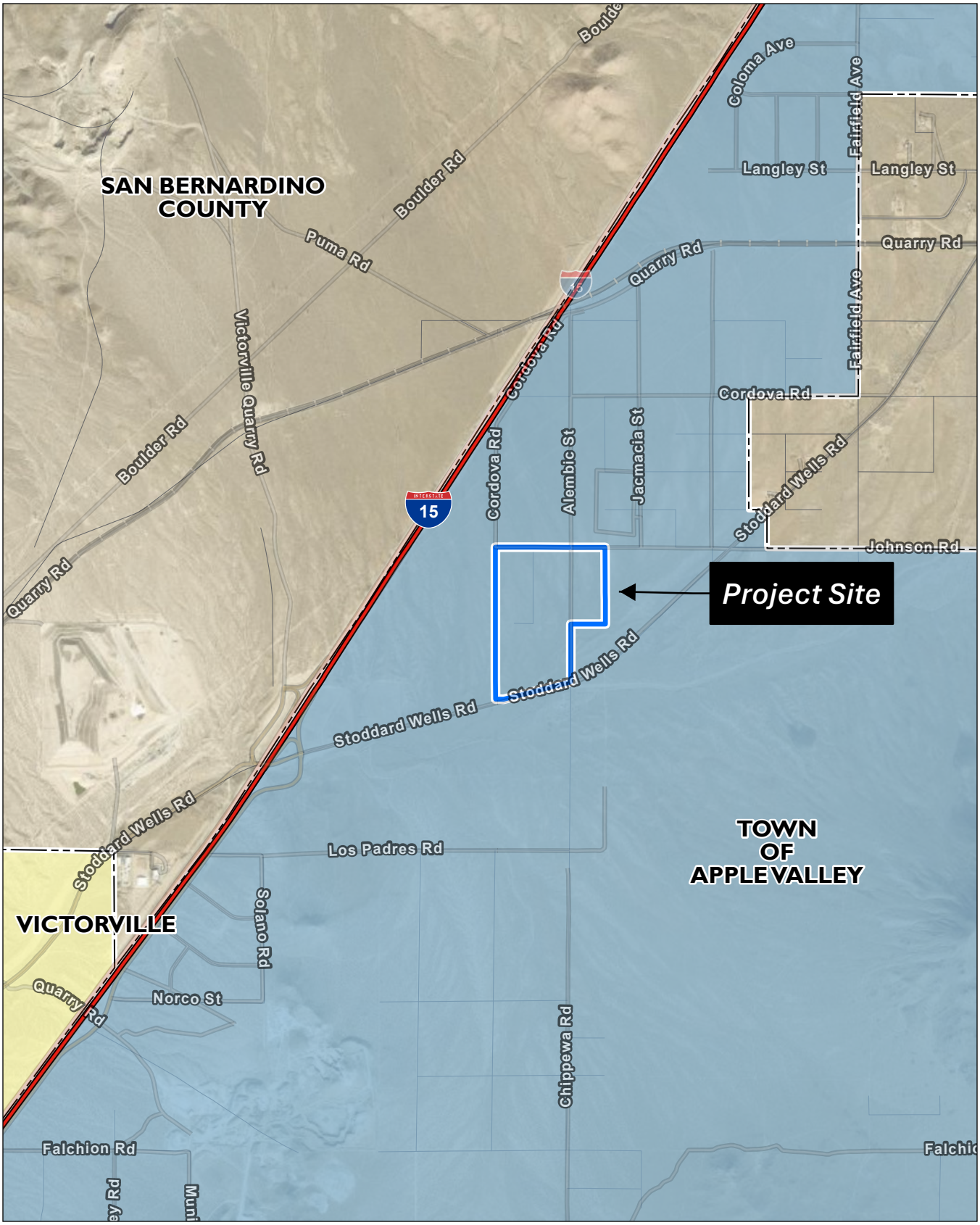
Attachments:
Figure 1, Regional Map
Figure 2, Project Vicinity
Figure 3, Site Plan
Figure 4, Existing and Proposed General Plan Designations
Figure 5, Existing and Proposed Zoning Designations

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

Figure 1

0 0.75 1.5 3 Miles

Regional Location

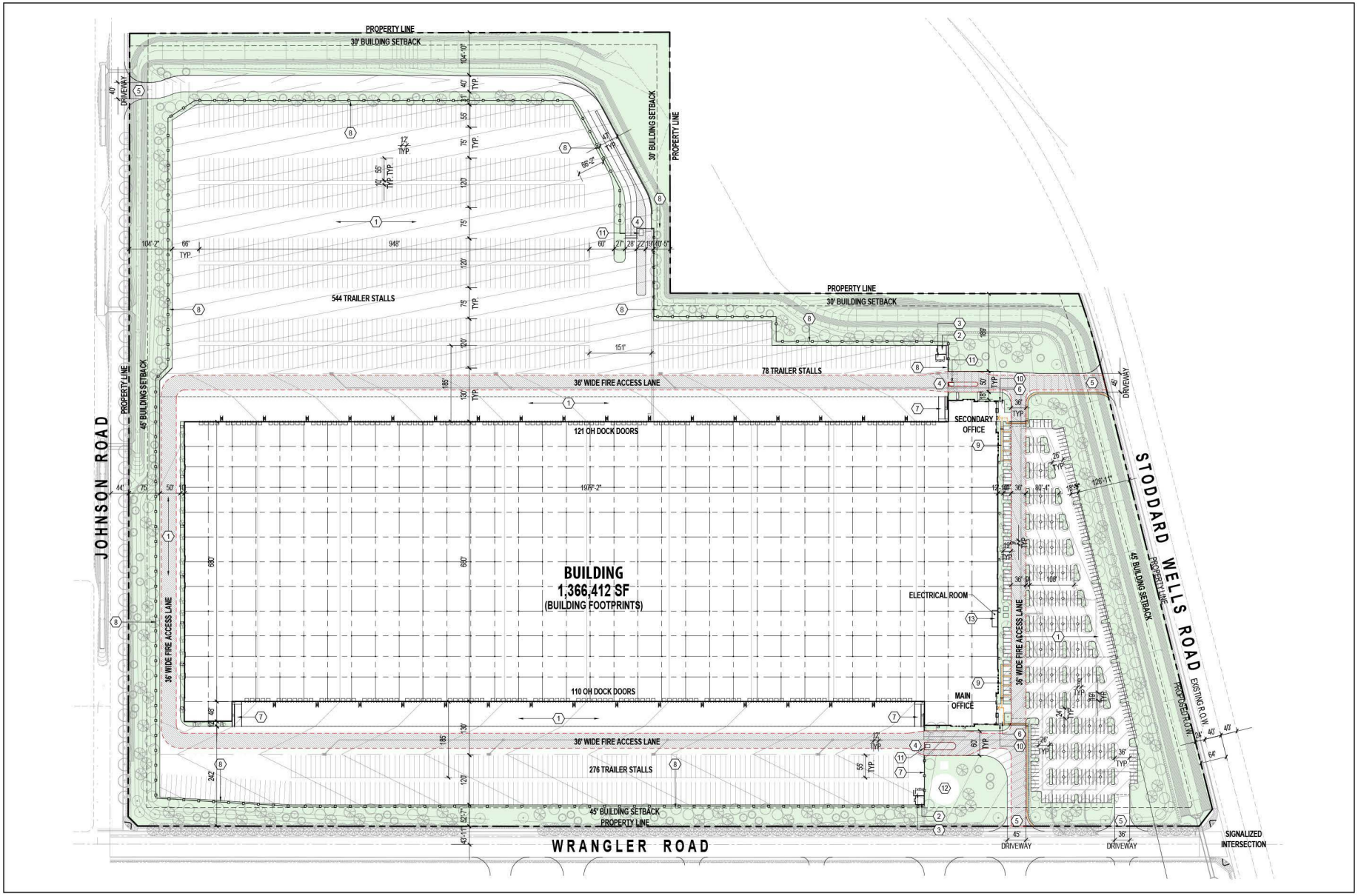


Source(s): Esri, San Bernardino County (2025)

Figure 2

0 750 1,500 3,000 Feet

Project Vicinity

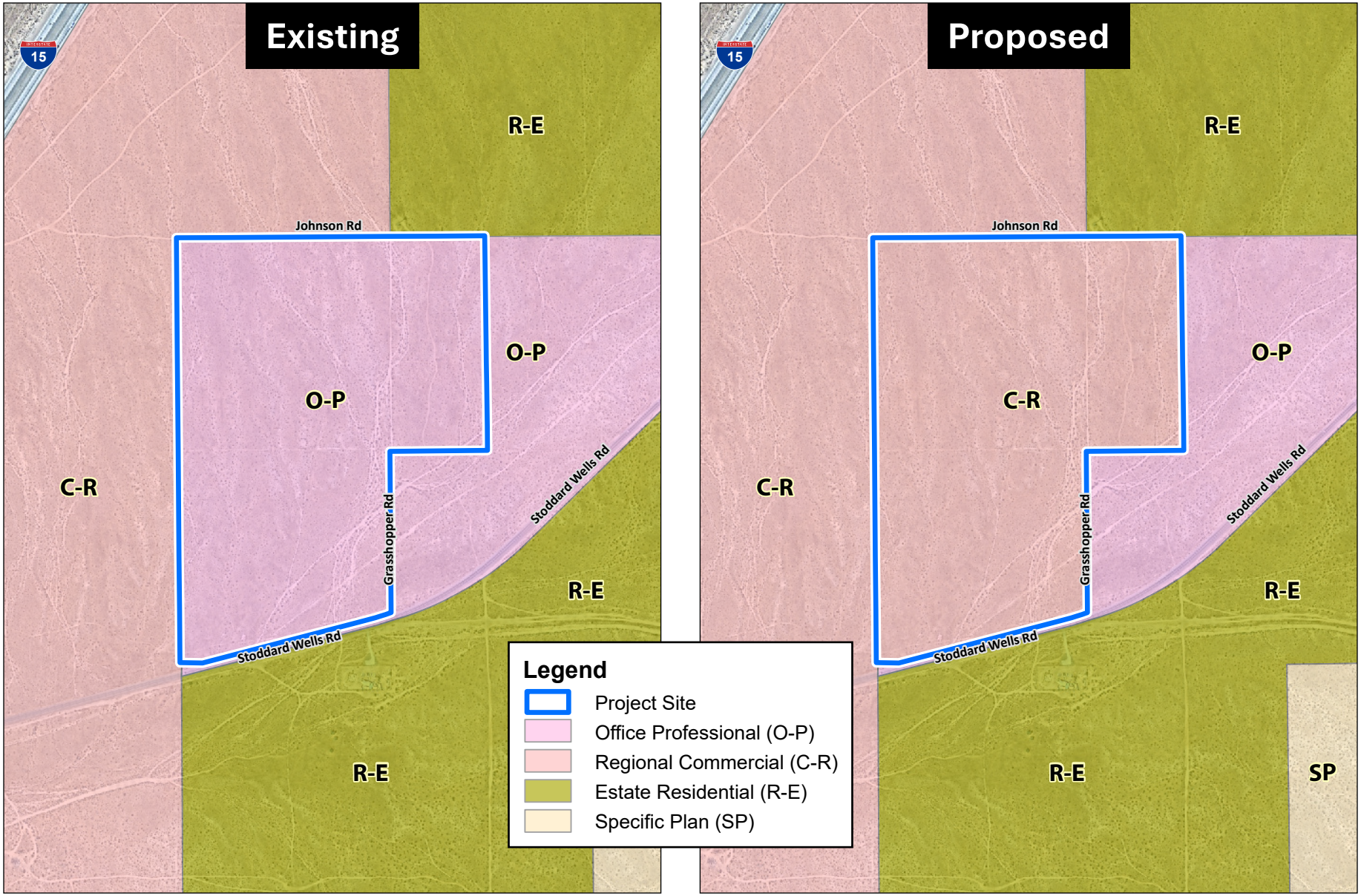


Source(s): RGA (08-11-2025)

Figure 3

Not to Scale

Site Plan

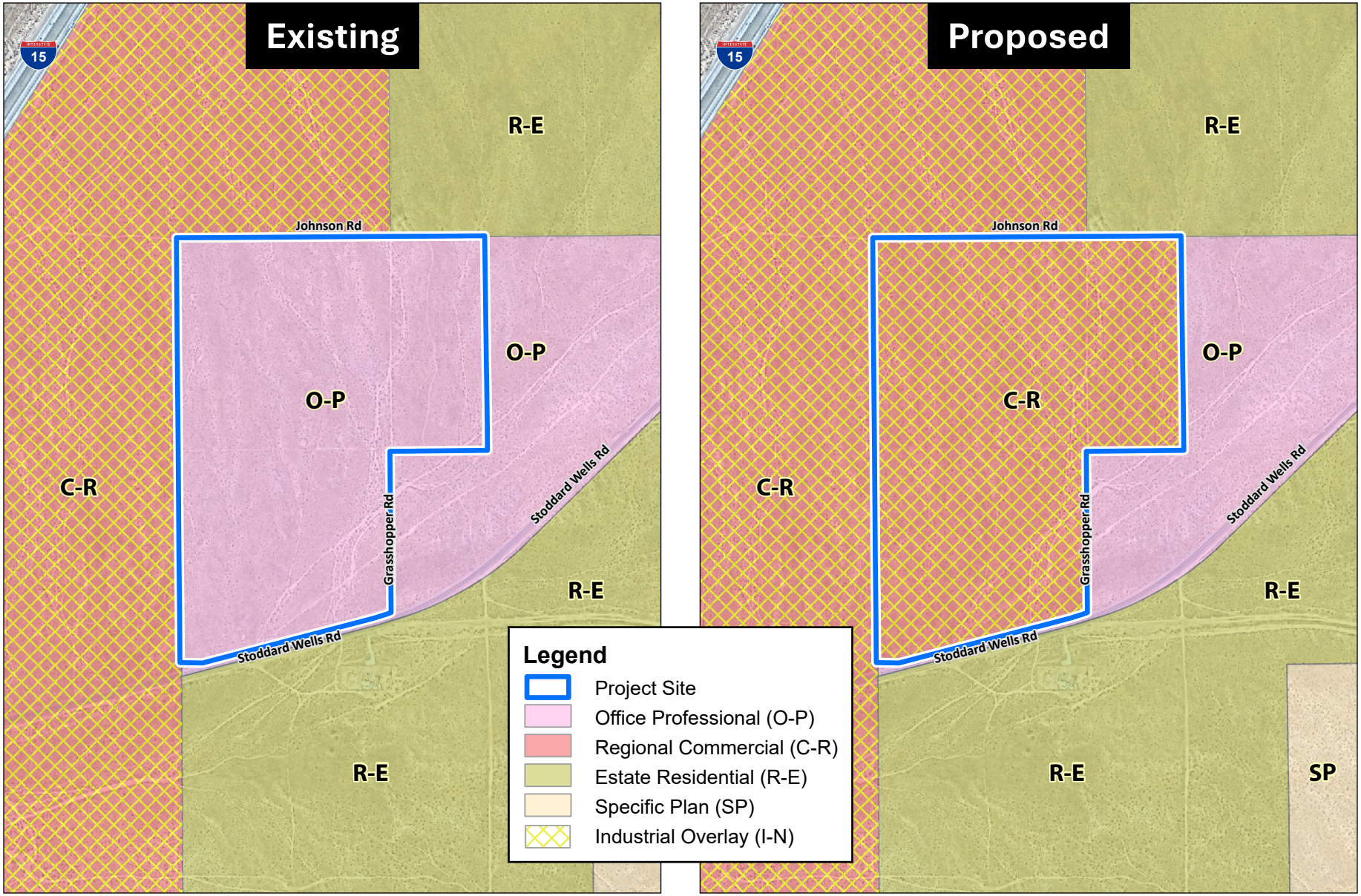


Source(s): Town of Apple Valley (November 2022), Esri, Nearmap Imagery (August 2024), San Bernardino County (2025)

Figure 4

0 225 450 900 Feet

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

0 225 450 900 Feet

Existing and Proposed Zoning Designations

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
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Bennae Calac
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Vacant

ACTING EXECUTIVE SECRETARY
Michelle Carr

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
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(916) 373-3710
nahc@nahc.ca.gov

October 3, 2025

David Contreras
Town of Apple Valley
14955 Dale Evans Parkway
Town of Apple Valley CA 92307

Re 2025100104 Apple Valley 84 Project, San Bernardino County

Dear Mr. Contreras:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).

2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.

3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).

4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:

- **a.** The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
- **b.** Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:

- **a.** If part or all of the APE has been previously surveyed for cultural resources.
- **b.** If any known cultural resources have already been recorded on or adjacent to the APE.
- **c.** If the probability is low, moderate, or high that cultural resources are located in the APE.
- **d.** If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.

- **a.** The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
- **b.** The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:

a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.

a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.

b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.

c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@NAHC.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

cc: State Clearinghouse

Mojave Desert Air Quality Management District
Brad Poiriez, *Executive Director*
14306 Park Avenue, Victorville, CA 92392-2310
760.245.1661 • Fax 760.245.2022
www.MDAQMD.ca.gov • @MDAQMD

October 22, 2025

Rick Hirsch
Consulting Planner
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307

Subject: Apple Valley 84 Warehouse Project

Dear Mr. Hirsch:

The Mojave Desert Air Quality Management District (District) has received the Request for Comments for the Apple Valley 84 Warehouse Project. 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 would also 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.

We have reviewed the project as proposed and based on the information available to us at this time, the District recommends that the County requires the owner/operator obtain a Dust Control Plan (DCP) for the project. The most current Dust Control Plan Requirements and Dust Control Plan Submission Form are available at https://www.mdaqmd.ca.gov/permitting/compliance-forms.

Additionally, the District will require:

- Signage compliant with Rule 403 Attachment B shall be erected at each project site entrance not later than the commencement of construction.

- Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.

- All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces, and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

- Obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to: natural gas generators; internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower.

- Comply with all applicable provisions listed in Rule 403 – *Fugitive Dust Control.*

- An asbestos checklist is required for any demolition or renovation of existing buildings. MDAQMD asbestos informational flowchart and notification forms are available at https://www.mdaqmd.ca.gov/permitting/asbestos-information.

Thank you for the opportunity to review this planning document, the District looks forwards to reviewing the results of the DEIR. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 1846, or Bertrand Gaschot at extension 4020.

Sincerely,

Chris Anderson
Planning and Air Monitoring Supervisor

CJA/bg Apple Valley 84 Project 2025 22 Oct

SCAG
INNOVATING FOR A BETTER TOMORROW

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Transportation Commission

October 23, 2025

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

Subject: SCAG Staff Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Apple Valley 84 Project [SCAG NO. IGR11249]

Dear Rick:

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Apple Valley 84 Project ("proposed project") to the Southern California Association of Governments (SCAG) for review. SCAG is responsible for providing informational resources to regionally significant plans, projects, and programs per the California Environmental Quality Act (CEQA) to facilitate the consistency of these projects with SCAG's adopted regional plans, to be determined by the lead agencies.[1]

Pursuant to Senate Bill (SB) 375, SCAG is the designated Regional Transportation Planning Agency under state law and is responsible for preparation of the Regional Transportation Plan (RTP), including the Sustainable Communities Strategy (SCS). SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of and alignment with adopted Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and policies. Finally, SCAG is the authorized regional agency for Intergovernmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Apple Valley 84 Project in San Bernardino County. The proposed project consists of construction of a 1,381,412 square foot warehouse on 92.73 acres.

When available, please email environmental documentation to IGR@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached SCAG staff comments, please contact the IGR Program, attn.: Ryan Bañuelos, Senior Regional Planner, at (213) 630-1532 or IGR@scag.ca.gov. Thank you.

Sincerely,

Lijin Sun

Lijin Sun
Planning Supervisor, Planning Strategy Department

[1] Local jurisdictions and other lead agencies shall have the sole discretion to determine a local project's or plan's consistency and/or alignment with Connect SoCal 2024 for the purpose of determining consistency for CEQA purposes.

SCAG STAFF COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE APPLE VALLEY 84 PROJECT [SCAG NO. IGR11249]

CONNECT SOCAL 2024

Connect SoCal 2024 (Plan) is a long-range visioning plan for the six-county SCAG region, reflecting a continuation of the shift towards more efficient resource management including transportation infrastructure resources, land resources and environmental resources. The Plan highlights the existing land use and transportation conditions throughout the SCAG region and forecasts the region's evolving transportation needs between 2024 and 2050. The Plan identifies and prioritizes expenditures of the anticipated funding for transportation projects of all transportation modes: highways, streets and roads, transit, rail, bicycle, and pedestrian, as well as aviation ground access.

The Plan was developed to achieve greenhouse gas (GHG) per capita emission reduction targets, consistent with Senate Bill (SB) 375 and other regional goals. In accordance with federal fiscal constraint requirements, Connect SoCal 2024 is a financially constrained Plan in terms of transportation revenues and expenditures. Connect SoCal 2024 would reduce traffic congestion, improve air quality, and improve the region's long-term economic viability through more than $751 billion in transportation investments and a more sustainable regional development pattern. To view Connect SoCal 2024 and the accompanying technical reports, please visit the Connect SoCal 2024 webpage.

Connect SoCal 2024 Vision and Goals

The SCAG Regional Council fully adopted the Plan on April 4, 2024. Connect SoCal 2024 represents the vision for the region and reflects the planned transportation investments, policies, and strategies that integrate with the Forecasted Regional Development Pattern to achieve the Plan's goals. The Vision and Goals for Connect SoCal 2024 are rooted in the direction set forth by Connect SoCal 2020, reflecting both SCAG's statutory requirements, the emerging trends, and persistent challenges facing the region. Reflecting input from engagement with stakeholders and members of the public, SCAG's vision for Southern California in the year 2050 is "*A healthy, prosperous, accessible and connected region for a more resilient and equitable future.*" The following goals and subgoals helps the SCAG region to achieve this vision.

Mobility: ***Build and maintain an integrated multimodal transportation network***

- Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimized greenhouse gas emissions
- Ensure that reliable, accessible, affordable and appealing travel options are readily available, while striving to enhance equity in the offerings in high-need communities
- Support planning for people of all ages, abilities and backgrounds

Communities: ***Develop, connect and sustain communities that are livable and thriving***

- Create human-centered communities in urban, suburban and rural settings to increase mobility options and reduce travel distances
- Produce and preserve diverse housing types in an effort to improve affordability, accessibility and opportunities for all households

Environment: ***Create a healthy region for the people of today and tomorrow***

- Develop communities that are resilient and can mitigate, adapt to and respond to chronic and acute stresses and disruptions, such as climate change
- Integrate the region's development pattern and transportation network to improve air quality, reduce greenhouse gas emissions and enable more sustainable use of energy and water
- Conserve the region's resources

Economy: ***Support a sustainable, efficient and productive regional economic environment that provides opportunities for all residents***

- Improve access to jobs and educational resources
- Advance a resilient and efficient goods movement system that supports the economic vitality of the region, attainment of clean air and quality of life for our communities

For ease of review, SCAG staff encourages the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency, or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG CONNECT SOCAL 2024 GOALS AND SUBGOALS		
Goal/Subgoal		Analysis
Mobility Goal:	*Build and maintain an integrated multimodal transportation network*	*Consistent: Statement as to why; Not-Consistent: Statement as to why; or Not Applicable: Statement as to why; DEIR page number reference*
Mobility Subgoal:	*Support investments that are well-maintained and operated, coordinated, resilient and result in improved safety, improved air quality and minimized greenhouse gas emissions*	*Consistent: Statement as to why; Not-Consistent: Statement as to why; or Not Applicable: Statement as to why; DEIR page number reference*
etc.		etc.

Connect SoCal 2024 Key Elements

Unique to this plan cycle, SCAG developed a set of Regional Planning Policies and Implementation Strategies to guide decision-making in the region toward integrated land use and transportation planning and other goals in Connect SoCal 2024. Eighty-eight Regional Planning Policies provide guidance for integrating land use and transportation planning to realize the vision of Connect SoCal 2024. The Implementation Strategies help the region to achieve this vision for the future and are priorities for SCAG efforts in fulfilling or going beyond the Regional Planning Policies. The Regional Planning Policies and Implementation Strategies were developed to achieve California's greenhouse gas emission reduction goals as set forth in SB 375 and federal Clean Air Act Section 176(c) requirements for transportation conformity while meeting the broader regional objectives, such as improved equity and resilience in addition to preservation of natural lands, improvement of public health, increased roadway safety, support for the region's vital goods movement industries and more efficient use of resources. The Plan also includes a detailed project list; strategic investments to bridge local plans with overarching regional performance targets and goals; a growth forecast and regional development pattern based on population, household and employment growth projections by 2050; and a transportation network including a list of transportation projects and investments.

Connect SoCal 2024 presents a summary of that work in five chapters of the Main Plan with additional details on Plan elements and analysis in the Plan's accompanying 15 Technical Reports, including the Goods Movement Technical Report. Connect SoCal 2024 builds upon the progress from previous RTP/SCS cycles, reflecting both SCAG's statutory requirements, the emerging trends, and persistent challenges facing the region. These policies offer a resource by which County Transportation Commissions (CTCs) or local jurisdictions within the SCAG region, when seeking resources from state or federal programs, can refer to specific policies to demonstrate alignment with the RTP/SCS.

Regional Growth Forecast and Forecasted Regional Development Pattern

As part of developing a Sustainable Communities Strategy per SB 375, SCAG must include a "forecasted development pattern for the region, which, when integrated with the transportation network and other transportation measures and policies …" enables SCAG to reach its per capita GHG emission reduction target of 19 percent below 2005 levels by 2035. SCAG staff prepared a Forecasted Regional Development Pattern for Connect SoCal 2024 through 2050, the horizon year of the Plan. The regional growth forecast determines the projected increase in population, households, and jobs based on local general plans and known development entitlement agreements, including available data from 6th cycle housing element updates. The Connect SoCal 2024 Demographic and Growth Forecast Technical Report includes detailed discussions on socioeconomic data, including additional detail on the growth forecast, growth vision, and Sustainable Communities Strategy (SCS) consistency in Section of the Technical Report. The Connect SoCal 2024 Land Use and Communities Technical Report includes the most recent planning assumptions and estimates of population and housing.

SCAG's work helps facilitate implementation, but SCAG does not directly implement or construct projects or have land use authority. Achieving a sustained regional outcome depends upon informed and intentional local action. To access jurisdictional level growth estimates and forecasts for years 2035 and 2050, please refer to the Final Connect SoCal 2024 growth forecast data. The growth forecasts for the region and the applicable jurisdiction is below.

	Adopted SCAG Region Growth Forecasts				Town of Apple Valley Growth Forecasts		
	Year 2019	**Year 2030**	**Year 2035**	**Year 2050**	**Year 2019**	**Year 2035**	**Year 2050**
Population	18,827,000	19,476,000	19,946,000	20,909,000	75,600	82,500	92,200
Households	6,193,000	7,006,000	7,311,000	7,814,000	25,500	33,500	38,700
Employment	8,976,000	9,609,000	9,885,000	10,276,000	20,700	26,500	30,100

Consistency with Connect SoCal 2024

SCAG provides informational resources to facilitate the lead agency's consistency determination of the proposed project with Connect SoCal 2024. For the purpose of determining consistency with CEQA, local jurisdictions shall have the sole discretion to determine a local project's or plan's consistency and/or alignment with Connect SoCal 2024[2].

CEQA MITIGATION MEASURES

The SCAG Regional Council certified the Final Program Environmental Impact Report for Connect SoCal 2024 (2024 PEIR) and adopted the Mitigation Monitoring and Reporting Program (MMRP), Findings of Fact, and a Statement of Overriding Considerations on April 4, 2024. The mitigation approach used in the 2024 PEIR recognizes the limits of SCAG's authority; distinguishes between SCAG commitments and project-level responsibilities and authorities; optimizes flexibility for project implementation; and facilitates CEQA streamlining (e.g., SB 375) and tiering where appropriate on a project-by project basis determined by each lead agency. Consistent with the approach, the 2024 PEIR identifies regional-level mitigation measures to be implemented by SCAG over the lifetime of the Plan as well as project-level mitigation measures that lead agencies can and should consider, as applicable and feasible, in subsequent project-specific design, CEQA review, and decision-making processes. Given that SCAG is not an implementing agency and has no decision-making authority over projects or any land use authority, it is ultimately up to each lead agency's own discretion to determine the appropriateness of mitigation measures, including exploring opportunities of voluntary regional advance mitigation programs, based on project-specific circumstances such as individual site conditions, project specific details, and community values. Therefore, SCAG staff recommends that the proposed project's CEQA lead agency review the 2024 PEIR for guidance, as appropriate.

[2] SCAG. April 2024. Connect SoCal 2024 Demographic and Growth Forecast Technical Report. Accessible at: https://scag.ca.gov/sites/main/files/file-attachments/23-2987-tr-demographics-growth-forecast-final-040424.pdf