

## Notice of Determination

**To:**  
Office of Planning and Research  
[CEQA Submit](#)

**From:**  
Department of Fish and Wildlife  
Inland Deserts Region  
3602 Inland Empire Blvd, Suite C-220  
Ontario, CA 91764  
[R6LSAReporting@wildlife.ca.gov](mailto:R6LSAReporting@wildlife.ca.gov)



**Lead Agency**  
Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, CA 92307  
Daniel Alcayaga  
(760) 240-7000

**SUBJECT:** Filing of Notice of Determination pursuant to Public Resources Code section 21108

**State Clearinghouse Number:** 2022070019

**Project Title:** Apple Valley 143 (Lake or Streambed Alteration Agreement No. EPIMS-SBR-48640-R6)

**Project Location (San Bernardino):** The project is located at an unnamed tributary to Bell Mountain Wash, in the County of San Bernardino, State of California; Latitude 34.57600, Longitude -117.23400; or Section 19, 20, 21, 23, 24, and 26, Township 6, Range 3 and 4 West, U.S. Geological Survey (USGS) map Victorville and Apple Valley North, Assessor's Parcel Numbers 047-222-206, 047-222-211, 047-221-105, 047-221-106, 047-221-115, 047-221-103, 047-221-207, 047-222-303. The Project is located south of Johnson Road, approximately 0.25 miles west of Grasshopper Road, north of Stoddard Wells Road, and southeast of I-15.

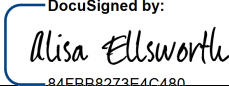
**Project Description:** The California Department of Fish and Wildlife (CDFW) has executed Lake and Streambed Alteration Agreement (EPIMS-SBR-48640-R6), pursuant to Fish and Game Code section 1602, to the project Applicant, Cov Apple Valley, LLC.

The project is limited to the constructing of three industrial/warehouse buildings and associated off-site improvements. The Project would involve associated improvements, such as loading docks, truck and vehicle parking, and landscaped areas. The off-site improvements would include utility and street improvements along Stoddard Wells and Johnson Road, including frontage landscaping and pedestrian improvements, as well as installation of or upsizing of water and sewer lines in the immediate vicinity of the Project site.

This is to advise that CDFW, acting as a Responsible Agency, approved the project described above on August 28, 2024 and has made the following determinations regarding the project pursuant to California Code of Regulations section 15096, subdivision (i):

1. The project **will not** have a significant effect on the environment. This determination is limited to effects within CDFW's permitting jurisdiction as a Responsible Agency.
2. CDFW considered the environmental impact report prepared by the Lead Agency for this project pursuant to California Code of Regulations section 15096, subdivision (f).
3. Mitigation measures **were** made a condition of CDFW's approval of the project.
4. A Mitigation Reporting or Monitoring Plan **was** adopted by CDFW for this project.
5. A Statement of Overriding Considerations **was not** adopted by CDFW for this project.
6. Findings **were** made by CDFW pursuant to California Code of Regulations section 15091.

The Final EIR prepared for the project is available to the general public at the office location listed above for the Lead Agency. CDFW's record of project approval as a Responsible Agency is available at CDFW's regional office.

DocuSigned by:  
  
 Signature: \_\_\_\_\_ Date: 8/28/2024  
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 Alisa Ellsworth, Environmental Program Manager

Date Received for filing at OPR: \_\_\_\_\_