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## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**PUBLIC AGENCY/:** Town of Apple Valley  
**LEAD AGENCY** 14955 Dale Evans Parkway  
Apple Valley, CA 92307

**LEAD AGENCY:** Town of Apple Valley, CA

**CONTACT PERSON:** Rick Hirsch, Contract Planner

**PROJECT TITLE:** Green Trucking Solutions Cold Storage Development Project  
(SCH 2023080221)

**PROJECT LOCATION:** Northwest corner of Navajo Road and Lafayette Street (APN  
0463-231-06)

**PROJECT DESCRIPTION:** A request for approval of Site Plan Review No. 2022-002 to construct the Green Trucking Solutions Cold Storage development project consisting of a 354,000 square foot cold storage warehousing facility on an 18.8-acre parcel in the North Apple Valley Industrial Specific Plan area.

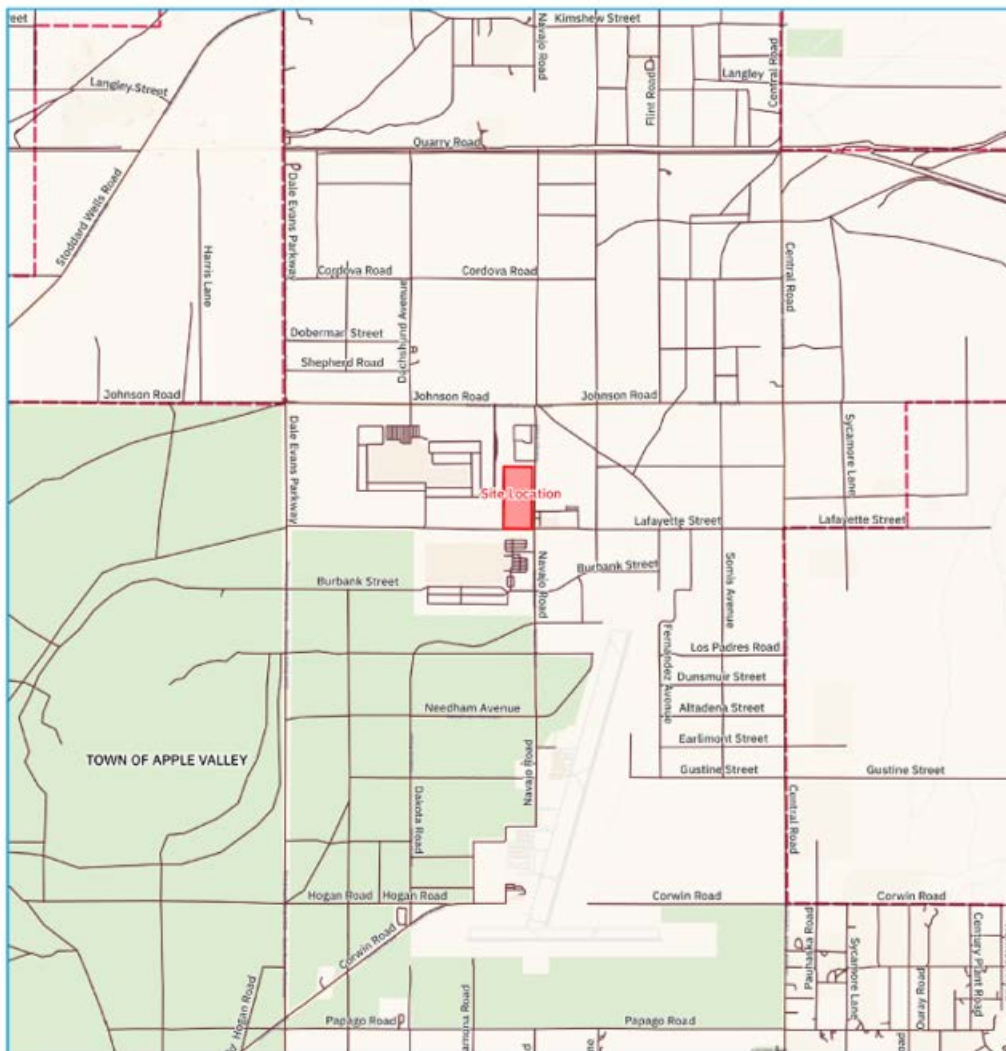
**FINDINGS / DETERMINATION:** A Subsequent Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act (CEQA). The Subsequent Initial Study was undertaken for the purpose of deciding whether the project may have a significant adverse effect on the environment. Based on the Subsequent Initial Study, the Lead Agency concluded that the project will not have a significant effect on the environment with mitigation measures incorporated and has, therefore, prepared a Draft Mitigated Negative Declaration. The Subsequent Initial Study was prepared and tiered from the Town of Apple Valley 2009 Comprehensive General Plan Environmental Impact Report (SCH #2008091077) and reflects the independent judgment of the Town as Lead Agency.

Copies of the Subsequent Initial Study, Draft Mitigated Negative Declaration, and all referenced documents are available on the Town's website: <https://applevalley.org/government/california-environmental-quality-act/>. The documents are also available for review in person at the Town Hall office located at 14955 Dale Evans Parkway, Apple Valley, CA 92307, Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. and also at San Bernardino County Library at 14901 Dale Evans Parkway, Apple Valley, California 92307.

The documents are also available for viewing and download on the City's Environmental document web page at: <https://applevalley.org/government/california-environmental-quality-act/>



**PUBLIC COMMENT AND REVIEW PERIOD:** A 30-day public review and comment period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on January 26, 2026 and end at 5:00 p.m. on February 25, 2026. During this time period, all interested individuals and responsible public and trustee agencies are encouraged to submit written comments regarding the document. All written comments must be received by the Town within the public review and comment period. In addition, comments may be emailed to: [rhirsch@interwestgrp.com](mailto:rhirsch@interwestgrp.com) or to [planning@applevalley.org](mailto:planning@applevalley.org).



LEGEND:

- Town of Apple Valley Limit
- Site Location



EXISTING 6" CHAINLINK FENCE TO REMAIN

FIRE LANE

76'-0" DIST. TO PL

76'-0" DIST. TO PL

EXISTING 6" CHAINLINK FENCE TO REMAIN

**BUILDING**  
**354,260 SF**

FIRE LANE

DRAINAGE DITCH

150'-0"

DIST. TO PL

PROPOSED RAMP

PROPOSED TRASH ENCLOSURE PER TOWN REG.

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NAVAJO ROAD

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LAFAYETTE STREET

PROPOSED ADA PATH