

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

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

CONTACT PERSON: Amanda Malone, Associate Planner

PROJECT TITLE: Amargosa LLC Navajo Rd. & Johnson Rd. Warehouse Project

PROJECT DESCRIPTION: The proposed project would be a 404,057 square foot industrial warehouse. The total net land area of the site is 871,200 square feet which is approximately 18.71 acres. As indicated previously, the new building would have a total floor area of 404,057 square feet. Two potential separate office areas would be provided at the southeast and southwest corners of the new building. Of the new building's total floor area, 391,638 square feet would be devoted to warehouse uses and 12,419 square feet would be office space. A total of 64 truck loading docks would be located along the building's north elevation. Truck and trailer parking, consisting of 48 spaces, would be provided along the northern side of the site. A total of 6 EV spaces for trucks would be located along the building's north side. A total of 222 vehicle parking spaces for employees and patrons would be located along the building's east, south, and west elevations and along the east perimeter of the site.

PROJECT LOCATION: The project site is located in the north-central portion of the Town of Apple Valley. The site's Assessor Parcel Numbers (APNs) are 0463-213-26, 0463-213-27, and 0463-213-28. There is currently no address, but it is located at Navajo Road and Johnson Road. Johnson Road extends along the project site's south side and Navajo Road extends along the site's east side.

FINDINGS / DETERMINATION: Based on a preliminary analysis, the Town of Apple Valley, as lead agency, intends to adopt a Mitigated Negative Declaration for the project listed in this notice. The Initial Study Checklist determined that the proposed Project could result in potentially significant effects, but the Town will incorporate mitigation measures on the development that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment will occur.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on February 7, 2025, and end on March 9, 2025, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: amalone@applevalley.org.

PUBLIC HEARING: The date for the Planning Commission hearing on the Project and the Mitigated Negative Declaration has not yet been set. Please contact Amanda Malone, Associate Planner, to learn the Planning Commission hearing date.

The Initial Study and Mitigated Negative Declaration are available for public review on the Town's Planning Division website at ["https://www.applevalley.org/services/planning-division/environmental"](https://www.applevalley.org/services/planning-division/environmental)