

**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: Nicole Montano, Associate Planner

PROJECT TITLE: Joshua Grading and Excavating Operations Yard

PROJECT DESCRIPTION: Conco Construction, for Joshua Grading and Excavating (Applicant), proposes to establish an Operations Yard with an office, a repair shop and equipment temporary storage/staging on 5.74 acres of a 10 acre parcel that will consist of a 13,246 SF administrative/shop building, a 10,000 SF repair shop that services its fleet passenger trucks and heavy duty equipment, a future 6,000 SF warehouse and a fueling station with one, 12,000-gallon above-ground diesel fuel tank. The Proposed Project also includes improvements to Tecaya Road beginning at Dale Evans Parkway by grading and paving approximately 0.5 mile, approximately 26 feet wide, and install curb and gutter and sidewalk only along the Project frontage, and pave an approximately 26-foot wide half section of Dachshund Avenue for approximately 545 linear feet from Tecaya Road that ends in a half cul de sac, with a sidewalk on the west side of the road along the parcel frontage. The Proposed Project is located within the North Apple Valley Industrial Specific Plan (NAVISP). The Project site is designated as "Specific Plan" in the General Plan Land Use Map and as "SP" Specific Plan on the Town's Zoning Map. The project site is Land Use designated as I-SP "Industrial - Specific Plan" within the NAVISP. The Proposed Project is an allowed use in the I-SP "Industrial - Specific Plan" zone. No sensitive species that require a State or Federal Incidental Take Permit exist on the Project Site or within a 50-foot radius of the Project Site.

PROJECT LOCATION: The site's Accessor Parcel Number (APN) is APN 0463-441-07. The address is 21250 Tecaya Road, Apple Valley, CA 92308, and it is located south of Quarry Road and north of Tecaya Road, adjacent to the west side of Dachshund Avenue, approximately 0.4 mile east of Dale Evans Parkway.

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 and therefore the Town will incorporate mitigation measures on the development that would avoid or mitigate effects to a point where clearly no significant environmental impacts 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 May 29, 2026, and end on June 28, 2026, 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: nmontano@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 Nicole Montano, Associate Planner, to learn the Planning Commission hearing date, at nmontano@applevalley.org.

The Initial Study and Mitigated Negative Declaration are available for public review on the Town's Planning Department website at "<https://applevalley.org/ceqa-related-documents>" or in person at 14955 Dale Evans Parkway, Apple Valley, CA 92307.