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ALAURO R. MCGUIRE

Of Counsel

DANIEL L. CARDOZO
MARC D. JOSEPH

June 17, 2026

VIA EMAIL AND U.S. MAIL

David Contreras, Planning Director
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307
Email: dcontreras@applevalley.org
Planning@applevalley.org

VIA EMAIL ONLY

Rick Hirsch, Consulting Planner Public Records Act Coordinator
Email: rhirsch@interwestgrp.com **Email:** records@applevalley.org

**Re: Health Risk Assessment Calculations for Green Trucking
Solutions Cold Storage Project**

Dear Mr. Contreras, Mr. Hirsch, and Public Records Act Coordinator:

We are writing on behalf of Californians Allied for a Responsible Economy ("CARE CA") to follow up on our June 15 and 16, 2026 requests for access to the following record referenced and relied upon in the Final Initial Study/ Mitigated Negative Declaration ("Final MND") (SCH No. 2023080221) for the Green Trucking Solutions Cold Storage Project (Site Plan Review No. SPR2022-002) ("Project"), proposed by Green Trucking Solutions, LLC ("Applicant"):

The attachment documenting the screening Health Risk Assessment (HRA) calculations, including emission rates, screening dispersion factors, exposure assumptions (including age sensitivity factors and fraction of time at home values), and the resulting ground-level concentrations and cancer risk values. This supplemental documentation will confirm the methodology is consistent with OEHHA guidance and that results are below all applicable MDAQMD thresholds.¹

¹ Town of Apple Valley, Final Initial Study/Mitigated Negative Declaration, GTS Cold Storage Project ("Final MND") (May, 2026), p. 324, available at: <https://applevalley.org/wp-6738-017j>

The Final MND bases its conclusion regarding the Project's health risk from exposure to air emissions on this Health Risk Assessment ("HRA") document, which has not been provided to the public and which the Town confirmed via email is in the CEQA consultant's possession. The Final MND also promises that "[i]f those calculations demonstrate that any threshold may be approached, a refined HRA will be prepared."² The Town has not produced the assessment or its underlying calculations to confirm or deny whether the Town's assessment of the need for further health risk analysis is based on substantial evidence. The Final MND therefore currently relies on a hidden study that has not been provided to the public to support the Final MND's conclusion that the Project would not result in significant, unmitigated public health and air quality impacts. CARE CA previously submitted requests for access to MND reference documents as well as Public Records Act requests, followed by email correspondence with Town staff specifically requesting access to the health risk analysis referenced in the MND and Final MND. The Town is in violation of CEQA and the Public Records Act for failing to provide access to this study.

CARE CA respectfully requests that the Town immediately provide access to the requested HRA and all supporting calculations. The Planning Director cannot move forward with Project approval until this evidence has been presented to the public and Town decision makers for consideration.

I. PROCEDURAL BACKGROUND

CEQA requires that "all documents referenced" – and the CEQA Guidelines require that "all documents incorporated by reference" – in a mitigated negative declaration shall be "readily accessible to the public during the lead agency's normal working hours" during the entire public comment period.³ Further, a CEQA document may not rely on hidden studies or documents that are not provided to the public.⁴ The Town is in violation of these requirements because the Town has failed

[content/uploads/2026/02/green-trucking-solutions-cold-storage-center-site-plan-review-2022-002-final-initial-study-and-mitigated-negative-declaration.pdf](#), p. 324.

² Final MND, p. 325.

³ Pub. Resources Code § 21092(b)(1); 14 C.C.R. § 15072(g)(4); see *Ultramar v. South Coast Air Quality Man. Dist.* (1993) 17 Cal.App.4th 689, 699.

⁴ *Santiago County Water District v. County of Orange* (1981) 118 Cal.App.3rd 818, 831 ("Whatever is required to be considered in an EIR must be in that formal report; what any official might have known from other writings or oral presentations cannot supply what is lacking in the report."). 6738-017j

to provide Residents with access to all MND reference documents despite timely requests for access made in February 2026,⁵ March 2026^{6,7}, and subsequent June 2026 requests.⁸

On February 4, 2026, CARE CA submitted a request for immediate access to all documents referenced or relied upon in the MND⁹, as well as a request for immediate access to all public records related to the Project.¹⁰ The first request was made pursuant to the Public Resources Code § 21092(b)(1), which requires that all documents *referenced* in an environmental review document be made available to the public for the entirety of the public review period. The second request was made pursuant to Government Code § 7922.525, which requires public records to be “open to inspection at all times during the office hours of the state or local agency” and provides that “every person has a right to inspect any public record.”¹¹

On March 24, 2026, CARE CA submitted a request for request a copy of any and all records related to the Project.¹² This request included, but was not limited to, any and all file materials, correspondence, resolutions, memos, notes, analysis, email messages, files, maps, charts and any other documents related to the Project.¹³ This request also included, but was not limited to, all comments received on the Recirculated Subsequent Initial Study/Mitigated Negative Declaration.¹⁴

⁵ **Exhibit A** – Letter from ABJC to Town of Apple Valley Re: Request for Immediate Access to Documents Referenced in the Recirculated Subsequent Initial Study/Mitigated Negative Declaration - Green Trucking Solutions Cold Storage Project (SCH No. 2023080221; Site Plan Review No. SPR2022-002) (Feb. 4, 2026):

⁶ **Exhibit B** – Letter from ABJC to Town of Apple Valley Re: Request for Immediate Access to Public Records – Green Trucking Solutions Cold Storage Project (SCH No. 2023080221; Site Plan Review No. SPR2022-002) (Feb. 4, 2026).

⁷ **Exhibit C** – Letter from ABJC to Town of Apple Valley Re: Public Records Act Request – Green Trucking Solutions Cold Storage Project (SCH No. 2023080221; Site Plan Review No. SPR2022-002) (March 24, 2026).

⁸ **Exhibit D** – ABJC emails with Town regarding HRA calculations (June 2026).

⁹ Exhibit A.

¹⁰ Exhibit B.

¹¹ Government Code § 7922.525.

¹² Exhibit C.

¹³ Exhibit C.

¹⁴ Exhibit C.

On May 28, 2026, the Town released the Final MND.¹⁵ On June 3, 2026, the Town issued the Notice of Pending Land Use Decision.¹⁶ The Notice of Pending Land Use Decision details that, on June 24, 2026 the Planning Director will approve, deny, request modifications to the project or refer the Project to the Town Planning Commission for further consideration.¹⁷

On June 12, 2026, CARE CA submitted a request via email to the Town requesting a copy of the “attachment documenting the screening HRA calculations, including emission rates, screening dispersion factors, exposure assumptions (including age sensitivity factors and fraction of time at home values), and the resulting ground-level concentrations and cancer risk values” referenced in the Final MND.¹⁸

The Town replied to CARE CA’s request for the HRA calculations on June 15, 2026. Consulting Planner for the Town stated by email that the HRA was with the environmental consultant’s team: “I am contacting the applicant team regarding your request and we will send the requested items once they are available.”¹⁹ On June 16, 2026, CARE CA requested clarification regarding whether the Town could “please advise when the document we’ve requested will be provided.”²⁰ On June 16, 2026, Town staff stated that “The applicant team is currently working on it. I do not have a date for you.”²¹ The Town still has not yet provided CARE CA, or the public, the HRA or supporting calculations referenced and relied upon in the Final MND.

The Final MND states that the Town will include an attachment documenting the screening HRA calculations, including emission rates, screening dispersion factors, exposure assumptions (including age sensitivity factors and fraction of time at home values), and the resulting ground-level concentrations and

¹⁵ Exhibit D, p. 4.

¹⁶ Town of Apple Valley, Notice of Pending Land Use Decision, Director Decision - Site Plan Review (SPR) 2022-002, Green Trucking Solutions Cold Storage Project (June 3, 2026), <https://applevalley.org/wp-content/uploads/2026/06/green-trucking-solutions-cold-storage-project-site-plan-review-2022-002-notice-of-pending-land-use-decision.pdf>.

¹⁷ *Id.*

¹⁸ Exhibit D, p. 3.

¹⁹ Exhibit D, p. 2.

²⁰ Exhibit D, p. 1.

²¹ *Id.*

cancer risk values. But this document has not yet been disclosed to the public. The Final MND therefore relies on evidence that is not available for public review, in violation of CEQA.

II. DISCLOSURE OF THE HRA IS REQUIRED BY LAW

The Town is required to disclose the HRA and supporting calculations pursuant to CEQA, the Public Records Act, and relevant caselaw.

i. CEQA Requires Disclosure of the HRA

The Town is in ongoing violation of CEQA's requirement to provide access to documents referenced and relied upon in the MND. CEQA requires that "all documents referenced" – and the CEQA Guidelines require that "all documents incorporated by reference" – in a mitigated negative declaration shall be "readily accessible to the public during the lead agency's normal working hours" during the entire public comment period.²²

The Town's assertion that it cannot provide access to the HRA or supporting calculations because they are in the possession of the CEQA consultant is contrary to law. Under CEQA, "an agency has constructive possession of records if it has the right to control the records, either directly or through another person," which includes records held by the lead agency's environmental consultant that are referenced in the environmental review document.²³ Records under the direct or constructive possession of the lead agency are part of the CEQA administrative record.²⁴ The California Supreme Court in *City of San Jose v. Superior Court* similarly held that "records related to public business are subject to disclosure if they are in an agency's actual or constructive possession."²⁵

²² Pub. Resources Code § 21092(b)(1); 14 C.C.R. § 15072(g)(4); see *Ultramar v. South Coast Air Quality Man. Dist.* (1993) 17 Cal.App.4th 689, 699.

²³ *Consolidated Irrigation District v. Superior Court* (2012), 205 Cal.App.4th 697, 710, as modified on denial of reh'g (May 23, 2012).

²⁴ *Id.*; Pub. Resources Code § 21092(b)(1).

²⁵ *City of San Jose v. Superior Court* (2017) 2 Cal. 5th 608, 622-623.
6738-017j

CEQA prohibits the lead agency from relying on hidden studies to support its significance conclusions. A CEQA document may not rely on hidden studies or documents that are not provided to the public.²⁶ Here, the Final MND relies on the HRA calculations to support the Town's air quality and health risk analysis, and to support the Final MND's conclusions that air quality, hazards and public health impacts would be less than significant. The Director and the Planning Commission cannot make a decision on the Project absent a complete picture of the Project's health risk impacts.

The Town's failure to disclose the HRA calculations renders the Final MND's analysis and impact conclusions unsupported by substantial evidence. The Town must correct these violations by immediately providing public access to the HRA calculations, including emission rates, screening dispersion factors, exposure assumptions (including age sensitivity factors and fraction of time at home values), and the resulting ground-level concentrations and cancer risk values, and preparing, in order to demonstrate that results are below all applicable MDAQMD thresholds. The Director's Determination on the Project should be postponed until this determination can be made.

ii. The Public Records Act Requires Disclosure of HRA

The Town is also in violation of Public Records Act disclosure requirements, and has not provided any legal basis to exempt disclosure of the Health Risk Analysis data under the Act. Under the Public Records Act, upon request, any public agency must make publicly available for inspection and copying any record that it prepared, owns, uses, or retains that is not subject to the CPRA's statutory exemptions to disclosure.²⁷

Before withholding any record responsive to a valid request under the Public Records Act, the agency must "demonstrat[e] that the record in question is exempt under express provisions ... or that on the facts of the particular case the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record."²⁸ The Town has not presented any evidence that

²⁶ *Santiago County Water District v. County of Orange* (1981) 118 Cal.App.3rd 818, 831 ("Whatever is required to be considered in an EIR must be in that formal report; what any official might have known from other writings or oral presentations cannot supply what is lacking in the report.").

²⁷ Gov. Code, § 6253.

²⁸ Gov. Code, § 6255.

June 17, 2026

Page 7

the HRA and supporting calculations are exempt from disclosure, nor could it, because they form the basis of the Town's health risk analysis in the Final MND and the Town promised the public that the HRA would be disclosed with the Final MND, which it was not.

III. CONCLUSION

Based on the forgoing reasons, we request a response and production of all non-exempt responsive records no later than **Monday June 22, 2026.**

Sincerely,



Kelilah D. Federman

KDF:lj1

EXHIBIT A

ADAMS BROADWELL JOSEPH & CARDOZO

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ALAUARA R. MCGUIRE
ISABEL TAHIR

Of Counsel
DANIEL L. CARDOZO
MARC D. JOSEPH

February 4, 2026

VIA EMAIL AND U.S. MAIL

David Contreras, Planning Director
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307
Email: dcontreras@applevalley.org
Planning@applevalley.org

La Vonda M. Pearson, Town Clerk
Town of Apple Valley
14955 Dale Evans Pkwy
Apple Valley, CA 92307
Email: townclerk@applevalley.org

VIA EMAIL ONLY

Rick Hirsch, Consulting Planner
Email: rhirsch@interwestgrp.com

**Re: Request for Immediate Access to Documents Referenced in the
Recirculated Subsequent Initial Study/Mitigated Negative
Declaration - Green Trucking Solutions Cold Storage Project
(SCH No. 2023080221; Site Plan Review No. SPR2022-002)**

Dear Mr. Contreras, Ms. Pearson, and Mr. Hirsch:

We are writing on behalf of Californians Allied for a Responsible Economy ("CARE CA") to request **immediate access** to any and all documents referenced, incorporated by reference, and relied upon in the Recirculated Subsequent Initial Study/Mitigated Negative Declaration ("RMND") prepared for the Green Trucking Solutions Cold Storage Project (SCH No. 2023080221; Site Plan Review No. SPR2022-002) ("Project"), proposed by Green Trucking Solutions, LLC ("Applicant"). **This request excludes a copy of the RMND. This request also excludes any documents that are currently available on the Town of Apple Valley website.**¹

The Project proposes to construct a 354,260-square-foot cold storage warehouse building on an 18.78-acre site located in the Town of Apple Valley, San Bernardino County, at the northwest corner of Navajo Road and Lafayette Street (Assessor Parcel Number 0463-231-06). Also, the Project site is located within the North Apple Valley Industrial Specific Plan.

¹ Accessed <https://applevalley.org/government/california-environmental-quality-act/> on February 4, 2026.

June 17, 2026

Page 2

Our request for ***immediate access*** to all documents referenced in the Recirculated Subsequent RMND is made pursuant to the California Environmental Quality Act ("CEQA"), which requires that all documents referenced, incorporated by reference, and relied upon in an environmental review document be made available to the public for the entire comment period.²

Please use the following contact information for all correspondence:

U.S. Mail

Sheila M. Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080-7037

Email

ssannadan@adamsbroadwell.com

If you have any questions, please call me at (650) 589-1660 or email me at ssannadan@adamsbroadwell.com. Thank you for your assistance with this matter.

Sincerely,



Sheila M. Sannadan
Legal Assistant

SMS:lj1

² See Public Resources Code § 21092(b)(1) (stating that "all documents referenced in the draft environmental impact report or negative declaration" shall be made "available for review"); 14 Cal. Code Reg. § 15072(g)(4) (stating that all documents incorporated by reference in the MND "... shall be readily accessible to the public").

EXHIBIT B

ADAMS BROADWELL JOSEPH & CARDOZO

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ISABEL TAHIR

Of Counsel
DANIEL L. CARDOZO
MARC D. JOSEPH

February 4, 2026

VIA EMAIL AND U.S. MAIL

David Contreras, Planning Director
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307
Email: dcontreras@applevalley.org
Planning@applevalley.org

La Vonda M. Pearson, Town Clerk
Town of Apple Valley
14955 Dale Evans Pkwy
Apple Valley, CA 92307
Email: townclerk@applevalley.org

VIA EMAIL ONLY

Rick Hirsch, Consulting Planner
Email: rhirsch@interwestgrp.com

Public Records Act Coordinator
Email: records@applevalley.org

**Re: Request for Immediate Access to Public Records – Green
Trucking Solutions Cold Storage Project (SCH No. 2023080221;
Site Plan Review No. SPR2022-002)**

Dear Mr. Contreras, Ms. Pearson, Mr. Hirsch, and Public Records Act Coordinator:

We are writing on behalf of Californians Allied for a Responsible Economy ("CARE CA") to request **immediate access** to any and all public records referring or related to the Green Trucking Solutions Cold Storage Project (SCH No. 2023080221; Site Plan Review No. SPR2022-002) ("Project"), proposed by Green Trucking Solutions, LLC ("Applicant"), since the date of our last request on February 20, 2025. This request includes, but is not limited to, any and all file materials, applications, correspondence, resolutions, memos, notes, analysis, email messages, files, maps, charts, and any other documents related to the Project. This request does not include the Recirculated Subsequent Initial Study/Mitigated Negative Declaration ("RMND") or documents referenced or relied upon in the Recirculated Subsequent RMND, which we have requested in a separate letter pursuant to the California Environmental Quality Act.

The Project proposes to construct a 354,260-square-foot cold storage warehouse building on an 18.78-acre site located in the Town of Apple Valley, San Bernardino County, at the northwest corner of Navajo Road and Lafayette Street (Assessor Parcel Number 0463-231-06. Also, the Project site is located within the North Apple Valley Industrial Specific Plan.

June 17, 2026

Page 2

CARE CA is a non-profit organization which advocates for a sustainable construction industry and protecting the environment and health of its communities' workforces. The organization includes Town of Apple Valley residents, the District Council of Ironworkers and Southern California Pipe Trades DC 16, along with their members, their families, and other individuals who live and work in the County of San Bernardino County and Town of Apple Valley.

This request is made pursuant to the California Public Records Act (Government Code §§ 7920.000, et seq.). This request is also made pursuant to Article I, section 3(b) of the California Constitution, which provides a Constitutional right of access to information concerning the conduct of government. Article I, section 3(b) provides that any statutory right to information shall be broadly construed to provide the greatest access to government information and further requires that any statute that limits the right of access to information shall be narrowly construed.

We request ***immediate access*** to review the above documents pursuant to section 7922.525 of the Public Records Act, which requires public records to be "open to inspection at all times during the office hours of a state or local agency" and provides that "every person has a right to inspect any public record." Therefore, the 10-day response period applicable to a "request for a copy of records" under Section 7922.535(a) does not apply to this request.

We request access to the above records in their original form, as maintained by the agency. Pursuant to Government Code Section 7922.570, if the requested documents are in electronic format, please upload them to a file hosting program such as Dropbox, NextRequest or a similar program. Alternatively, if the electronic documents are 10 MB or less (or can be easily broken into sections of 10 MB or less), they may be emailed to me as attachments.

We reserve the right to have a copy service make copies of any and all of the requested documents depending on the volume. Please contact me to arrange for transmission/duplication of the responsive records.

Please use the following contact information for all correspondence:

U.S. Mail

Sheila M. Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080-7037

Email

ssannadan@adamsbroadwell.com

June 17, 2026

Page 3

If you have any questions, please call me at (650) 589-1660 or email me at ssannadan@adamsbroadwell.com. Thank you for your assistance with this matter.

Sincerely,



Sheila M. Sannadan
Legal Assistant

SMS:lj1

EXHIBIT C

ADAMS BROADWELL JOSEPH & CARDOZO

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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June 17, 2026

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David Contreras, Planning Director
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307
Email: dcontreras@applevalley.org
Planning@applevalley.org

La Vonda M. Pearson, Town Clerk
Town of Apple Valley
14955 Dale Evans Pkwy
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Email: townclerk@applevalley.org

VIA EMAIL ONLY

Rick Hirsch, Consulting Planner
Email: rhirsch@interwestgrp.com

Public Records Act Coordinator
Email: records@applevalley.org

Re: Public Records Act Request – Green Trucking Solutions Cold Storage Project (SCH No. 2023080221; Site Plan Review No. SPR2022-002)

Dear Mr. Contreras, Ms. Pearson, Mr. Hirsch, and Public Records Act Coordinator:

We are writing on behalf of Californians Allied for a Responsible Economy ("CARE CA") to request a copy of any and all records related to the Green Trucking Solutions Cold Storage Project (SCH No. 2023080221; Site Plan Review No. SPR2022-002) ("Project"), proposed by Green Trucking Solutions, LLC ("Applicant"), *since the date of our last request on February 4, 2026*. This request includes, but is not limited to, any and all file materials, correspondence, resolutions, memos, notes, analysis, email messages, files, maps, charts and any other documents related to the project. **This request also includes, but is not limited to, all comments received on the Recirculated Subsequent Initial Study/Mitigated Negative Declaration.**

The Project proposes to construct a 354,260-square-foot cold storage warehouse building on an 18.78-acre site located in the Town of Apple Valley, San Bernardino County, at the northwest corner of Navajo Road and Lafayette Street (Assessor Parcel Number 0463-231-06. Also, the Project site is located within the North Apple Valley Industrial Specific Plan.

June 17, 2026

Page 2

CARE CA is a non-profit organization which advocates for a sustainable construction industry and protecting the environment and health of its communities' workforces. The organization includes Town of Apple Valley residents, the District Council of Ironworkers and Southern California Pipe Trades DC 16, along with their members, their families, and other individuals who live and work in the County of San Bernardino County and Town of Apple Valley.

This request is made pursuant to the **California Public Records Act** (Government Code §§ 7920.000, *et seq.*). This request is also made pursuant to Article I, section 3(b) of the California Constitution, which provides a Constitutional right of access to information concerning the conduct of government. Article I, section 3(b) provides that any statutory right to information shall be broadly construed to provide the greatest access to government information and further requires that any statute that limits the right of access to information shall be narrowly construed.

We request access to the above records in their original form, as maintained by the agency.¹ Pursuant to Government Code Section 7922.570, if the requested documents are in electronic format, please upload them to a file hosting program such as Dropbox, NextRequest or a similar program. Alternatively, if the electronic documents are 10 MB or less (or can be easily broken into sections of 10 MB or less), they may be emailed to me as attachments.

Please use the following contact information for all correspondence:

U.S. Mail

Sheila Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080-7037

Email

ssannadan@adamsbroadwell.com

We will pay for any direct costs of duplication associated with filling this request up to \$200.² However, please contact me at (650) 589-1660 with a cost estimate before copying/scanning the materials.

¹ Gov. Code § 7922.570; *Sierra Club v. Super. Ct.* (2013) 57 Cal. 4th 157, 161-62.

² Gov. Code §§ 7922.530, 7922.575; *North County Parents v. Dept. of Education* (1994) 23 Cal.App.4th 144; *County of Los Angeles v. Super. Ct.* (2000) 82 Cal.App.4th 819, 826.

June 17, 2026

Page 3

If you have any questions, please call me at (650) 589-1660 or email me at ssannadan@adamsbroadwell.com. Thank you for your assistance with this matter.

Sincerely,



Sheila M. Sannadan
Legal Assistant

SMS:acp

EXHIBIT D



Outlook

RE: GTS Cold Storage Project - Hearing

From Richard Hirsch <rhirsch@interwestgrp.com>

Date Tue 6/16/2026 11:25 AM

To Sheila M. Sannadan <ssannadan@adamsbroadwell.com>

Cc Kelilah D. Federman <kfederman@adamsbroadwell.com>; planning@applevalley.org
<planning@applevalley.org>; David Contreras <dcontreras@applevalley.org>

Hello,

The applicant team is currently working on it. I do not have a date for you.

Rick

From: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>

Sent: Tuesday, June 16, 2026 9:13 AM

To: Richard Hirsch <rhirsch@interwestgrp.com>

Cc: Kelilah D. Federman <kfederman@adamsbroadwell.com>; planning@applevalley.org; David Contreras
<dcontreras@applevalley.org>

Subject: RE: GTS Cold Storage Project - Hearing

Good Morning Rick,

Thank you for contacting the applicant. Could you please advise when the document we've requested will be provided?

Thank you.

Regards,
Sheila

Sheila Sannadan

Legal Assistant

Adams Broadwell Joseph & Cardozo

601 Gateway Boulevard, Suite 1000

South San Francisco, CA 94080

Phone (650) 589-1660

Fax (650) 589-5062

ssannadan@adamsbroadwell.com

From: Richard Hirsch <rhirsch@interwestgrp.com>

Sent: Monday, June 15, 2026 10:31 AM

To: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>

Cc: Kelilah D. Federman <kfederman@adamsbroadwell.com>; planning@applevalley.org; David Contreras <dcontreras@applevalley.org>

Subject: RE: GTS Cold Storage Project - Hearing

Hello,

Thank you for your messages. I am contacting the applicant team regarding your request and we will send the requested items once they are available.

Thank you.

Richard Hirsch
Town of Apple Valley
Consulting Planner

From: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>

Sent: Friday, June 12, 2026 1:22 PM

To: planning@applevalley.org; David Contreras <dcontreras@applevalley.org>

Cc: Richard Hirsch <rhirsch@interwestgrp.com>; Kelilah D. Federman <kfederman@adamsbroadwell.com>

Subject: RE: GTS Cold Storage Project - Hearing

Good Afternoon Mr. Contreras and Planning Department:

I just received an automated email response that Richard Hirsch is currently out of the office. Could you please assist me with my request below?

Could you please provide us with a copy of the "attachment documenting the screening HRA calculations, including emission rates, screening dispersion factors, exposure assumptions (including age sensitivity factors and fraction of time at home values), and the resulting ground-level concentrations and cancer risk values" referenced in the Final MND?

Thank you for your assistance.

Regards,
Sheila

Sheila Sannadan
Legal Assistant
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080
Phone (650) 589-1660
Fax (650) 589-5062
ssannadan@adamsbroadwell.com

From: Sheila M. Sannadan

Sent: Friday, June 12, 2026 1:11 PM

To: 'Richard Hirsch' <rhirsch@interwestgrp.com>

Cc: planning@applevalley.org; David Contreras <dcontreras@applevalley.org>; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Hello Rick,

Could you please provide us with a copy of the "attachment documenting the screening HRA calculations, including emission rates, screening dispersion factors, exposure assumptions (including age sensitivity factors and fraction of time at home values), and the resulting ground-level concentrations and cancer risk values" referenced in the Final MND?

Thank you for your assistance.

Regards,
Sheila

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ssannadan@adamsbroadwell.com

From: Richard Hirsch <rhirsch@interwestgrp.com>
Sent: Thursday, May 28, 2026 1:58 PM
To: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Cc: planning@applevalley.org; David Contreras <dcontreras@applevalley.org>; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Ok thank you for confirming.

Rick

From: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Sent: Thursday, May 28, 2026 1:18 PM
To: Richard Hirsch <rhirsch@interwestgrp.com>
Cc: planning@applevalley.org; David Contreras <dcontreras@applevalley.org>; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Hello Richard,

Thank you for the update.

We are able to access the FEIR and Response to Comments.

Thank you.

Regards,
Sheila

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Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
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Fax (650) 589-5062
ssannadan@adamsbroadwell.com

From: Richard Hirsch <rhirsch@interwestgrp.com>
Sent: Thursday, May 28, 2026 12:57 PM
To: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Cc: planning@applevalley.org; David Contreras <dcontreras@applevalley.org>; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Hello,

The project's Final IS/MND containing the Responses to Comments is now posted on the Town environmental web page, here: <https://applevalley.org/ceqa-related-documents/>

Once at that page, scroll to the bottom and press the button for Page 2. On Page 2, scroll to the bottom and you will see the button for the GTS project on the lower right hand side. Click that button which will bring up a page providing live links to all of the CEQA documents for the project. The Final IS/MND is labeled as "Green Trucking Solutions Cold Storage Center, Site Plan Review 2022-002, FINAL Initial Study and Mitigated Negative Declaration".

Please reply with confirmation that you are able to access and download the file.

The Notice of Pending Land Use Decision will be posted on the Town website and sent to all parties who had requested special notification at least (20) calendar days prior to a decision. Any member of the public may submit a comment during that period. I will send you the Notice once the Town has determined a date for noticing.

Thank you.

Richard Hirsch
Town of Apple Valley
Consulting Planner

From: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Sent: Thursday, May 28, 2026 11:49 AM
To: Richard Hirsch <rhirsch@interwestgrp.com>

Cc: planning@applevalley.org; David Contreras <dcontreras@applevalley.org>; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Good Morning Richard,

Could you please advise whether Responses to Comments on the MND will be released simultaneously with the Notice of Pending Land Use Decision? Otherwise, when will Responses to Comments be released? Does the Notice of Pending Land Use Decision allow for additional public comments before the Director's decision?

Thank you for your assistance.

Regards,
Sheila

Sheila Sannadan
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South San Francisco, CA 94080
Phone (650) 589-1660
Fax (650) 589-5062
ssannadan@adamsbroadwell.com

From: Richard Hirsch <rhirsch@interwestgrp.com>
Sent: Tuesday, May 12, 2026 12:08 PM
To: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Cc: planning@applevalley.org; David Contreras <dcontreras@applevalley.org>; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Hello,

No, there is not yet a release date. You will receive the Notice since your firm is on the project's special notification list.

Richard Hirsch
Town of Apple Valley
Consulting Planner

From: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Sent: Tuesday, May 12, 2026 11:52 AM
To: Richard Hirsch <rhirsch@interwestgrp.com>
Cc: planning@applevalley.org; David Contreras <dcontreras@applevalley.org>; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Good Morning Richard,

Thank you for the information regarding the approval process of the GTS Cold Storage Project. Could you please advise whether there is now a set date for the release of the Notice of Pending Land Use Decision by the Director?

Thank you.

Regards,
Sheila

Sheila Sannadan
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Adams Broadwell Joseph & Cardozo
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South San Francisco, CA 94080
Phone (650) 589-1660
Fax (650) 589-5062
ssannadan@adamsbroadwell.com

From: Richard Hirsch <rhirsch@interwestgrp.com>
Sent: Saturday, April 25, 2026 11:29 AM
To: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Cc: planning@applevalley.org; Kelilah D. Federman <kfederman@adamsbroadwell.com>; David Contreras <dcontreras@applevalley.org>
Subject: RE: GTS Cold Storage Project - Hearing

Hello,

This project will not have a public hearing. The project site is located in the North Apple Valley Specific Plan area and requests Site Plan Review. SPRs are considered administratively with a decision made by the Director, following issuance of a Notice of Pending Land Use Decision and notice period. This period is typically 10 days but will be extended to 20 days, due to the project having a Mitigated Negative Declaration. You will receive the Notice since your firm is on the project's special notification list. There is currently no date set for publication of the Notice.

Please let me know if you have any other questions.

Richard Hirsch
Town of Apple Valley
Consulting Planner

--

RICHARD HIRSCH
SENIOR PLANNER



rhirsch@interwestgrp.com

cell: 415.377.7826

[website](#) | [linkedin](#) | [email](#)

From: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>

Sent: Friday, April 24, 2026 1:18 PM

To: Richard Hirsch <rhirsch@interwestgrp.com>

Cc: planning@applevalley.org; Kelilah D. Federman <kfederman@adamsbroadwell.com>

Subject: RE: GTS Cold Storage Project - Hearing

Good Afternoon Rick,

Could you please advise whether there is now an upcoming hearing is scheduled for the GTS Cold Storage Project?

Thank you.

Regards,
Sheila

Sheila Sannadan

Legal Assistant

Adams Broadwell Joseph & Cardozo

601 Gateway Boulevard, Suite 1000

South San Francisco, CA 94080

Phone (650) 589-1660

Fax (650) 589-5062

ssannadan@adamsbroadwell.com

From: Richard Hirsch <rhirsch@interwestgrp.com>

Sent: Monday, April 13, 2026 11:39 AM

To: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>

Cc: planning@applevalley.org; Kelilah D. Federman <kfederman@adamsbroadwell.com>

Subject: RE: GTS Cold Storage Project - Hearing

Hello,

No, the status has not changed since your prior inquiry and my response.

Rick

From: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Sent: Monday, April 13, 2026 10:47 AM
To: Richard Hirsch <rhirsch@interwestgrp.com>
Cc: planning@applevalley.org; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Good Morning Rick,

Thank you for your response. Has the status changed? Is there now an upcoming hearing is scheduled, or tentatively scheduled, for the GTS Cold Storage Project?

Thank you.

Regards,
Sheila

Sheila Sannadan
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South San Francisco, CA 94080
Phone (650) 589-1660
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ssannadan@adamsbroadwell.com

From: Richard Hirsch <rhirsch@interwestgrp.com>
Sent: Friday, March 27, 2026 3:31 PM
To: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Cc: planning@applevalley.org; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Hello,

No hearings have been scheduled, nor tentatively scheduled.

Rick Hirsch
Town of Apple Valley
Consulting Planner

From: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Sent: Friday, March 27, 2026 2:51 PM
To: Richard Hirsch <rhirsch@interwestgrp.com>
Cc: planning@applevalley.org; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Good Afternoon Rick,

Is there now an upcoming hearing is scheduled, or tentatively scheduled, for the GTS Cold Storage Project?

Thank you.

Regards,
Sheila

Sheila Sannadan
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Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080
Phone (650) 589-1660
Fax (650) 589-5062
ssannadan@adamsbroadwell.com

From: Richard Hirsch <rhirsch@interwestgrp.com>
Sent: Wednesday, February 18, 2026 1:08 PM
To: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Cc: planning@applevalley.org; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: RE: GTS Cold Storage Project - Hearing

Hello,

No hearings or project decision has been scheduled for this project at this time.

Thank you for your interest.

Rick Hirsch
Town of Apple Valley
Consulting Planner

From: Sheila M. Sannadan <ssannadan@adamsbroadwell.com>
Sent: Wednesday, February 18, 2026 12:02 PM
To: Richard Hirsch <rhirsch@interwestgrp.com>
Cc: planning@applevalley.org; Kelilah D. Federman <kfederman@adamsbroadwell.com>
Subject: GTS Cold Storage Project - Hearing

Good Afternoon Rick,

Could you please advise whether an upcoming hearing is scheduled, or tentatively scheduled, for the GTS Cold Storage Project (SCH No. 2023080221)?

Thank you.

Regards,
Sheila

Sheila Sannadan

Legal Assistant

Adams Broadwell Joseph & Cardozo

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South San Francisco, CA 94080

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ssannadan@adamsbroadwell.com