

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 20231080221

Project Title: GTS Cold Storage Project

Lead Agency: Town of Apple Valley

Contact Person: Richard Hirsch

Mailing Address: 14955 Dale Evans Parkway

Phone: 760-240-7000

City: Apple Valley Zip: 92307

County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Town of Apple Valley

Cross Streets: NWC of Navajo Road and Lafayette Street Zip Code: 92307

Longitude/Latitude (degrees, minutes and seconds): 34 ° 35 ' 42 " N / 117 ° 11 ' 26 " W Total Acres: 18.7

Assessor's Parcel No.: 0463-231-06

Section: 21

Twp.: 6N

Range: 3W

Base: _____

Within 2 Miles: State Hwy #: None

Waterways: None

Airports: Apple Valley Airport

Railways: None

Schools: None

Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

☐ Other: _____

☒ Mit Neg Dec

Other: _____

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☒ Site Plan

☐ Land Division (Subdivision, etc.)

☐ Other: _____

Development Type:

☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____

☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____

☒ Industrial: Sq.ft. 38500

Acres 18.7

Employees 72

☐ Power: Type _____

MW _____

☐ Educational: _____

☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____

☐ Hazardous Waste: Type _____

☐ Water Facilities: Type _____

MGD _____

☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☐ Fiscal

☒ Recreation/Parks

☒ Vegetation

☒ Agricultural Land

☒ Flood Plain/Flooding

☒ Schools/Universities

☒ Water Quality

☒ Air Quality

☒ Forest Land/Fire Hazard

☐ Septic Systems

☒ Water Supply/Groundwater

☒ Archeological/Historical

☒ Geologic/Seismic

☒ Sewer Capacity

☐ Wetland/Riparian

☒ Biological Resources

☒ Minerals

☒ Soil Erosion/Compaction/Grading

☒ Growth Inducement

☐ Coastal Zone

☒ Noise

☒ Solid Waste

☒ Land Use

☒ Drainage/Absorption

☒ Population/Housing Balance

☒ Toxic/Hazardous

☒ Cumulative Effects

☐ Economic/Jobs

☒ Public Services/Facilities

☒ Traffic/Circulation

☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Specific Plan Industrial (I-SP)

Project Description: (please use a separate page if necessary)

The proposed Project would develop a 385,004-square-foot cold storage warehouse building. The proposed warehouse Project would also include two 2-story office areas, an electrical and fire pump building, and parking spaces for automobiles and trucks.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>6</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 26, 2026 Ending Date February 25, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPC Environmental, Inc</u>	Applicant: <u>Green Trucking Solutions, LLC</u>
Address: <u>11801 Pierce Street, Suite 200</u>	Address: <u>14816 Valley Boulevard</u>
City/State/Zip: <u>Riverside, CA 92505</u>	City/State/Zip: <u>Fontana, CA 92335</u>
Contact: <u>Ernest Perea</u>	Phone: <u>562-630-1936</u>
Phone: <u>951-710-3010</u>	

Signature of Lead Agency Representative: Kevin P. Carr

Digitally signed by Kevin P. Carr
Date: 2024.09.19 18:45:00 -04'00'

Date: 1/22/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.