



TOWN OF APPLE VALLEY  
NOTICE OF INTENT  
TO APPROVE A MITIGATED NEGATIVE  
DECLARATION

DAKOTA WAREHOUSE  
Site Plan Review SPR 2024-007

CONTACT PERSON: Nicole Montano, Assistant Planner (760) 240-7201  
Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, CA 92307

PROJECT TITLE: Dakota Warehouse  
Site Plan Review: SPR 2024-007

PROJECT LOCATION: Southeast corner of Dakota Road and Gustine Street, Apple  
Valley, California  
Assessor's Parcel No. 0463-372-21-0000

PROJECT DESCRIPTION: The applicant proposes to construct a 627,200 square-foot distribution warehouse on a 40.1-acre vacant parcel located on the southeast corner of Gustine Street and Dakota Road. The building footprint measures 613,760 square feet, the mezzanine is 13,440 square feet, and maximum building height is 50 feet. The parking lot includes a total of 714 car parking spaces, including 14 accessible spaces, and 260 truck trailer stalls. The car parking spaces are located along the east and west sides of the building and at the four corners of the parking lot. The truck trailer stalls are located along the north and south sides of the property, 130 stalls on each side. There are a total of 92 loading docks on the north and south sides of the building, 46 docks on each side.

FINDINGS/DETERMINATION: The Town has reviewed and considered the proposed project and has determined that any potentially significant impacts can be mitigated to a less than significant level. The Town hereby prepares and proposes to approve a Mitigated Negative Declaration for this project.

PUBLIC REVIEW PERIOD: A 20-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on June 13, 2025, and end on July 2, 2025, at 6:00 p.m. 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](mailto:nmontano@applevalley.org). Copies of the Mitigated Negative Declaration and Initial Study are available for review at the above address.

PUBLIC MEETING: A Planning Commission date has not been scheduled at this time.

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>.