



# *Apple Valley Unified School District*

BOARD OF TRUSTEES:

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

**Project:** Granite Hills High School Athletics Project

**Lead Agency:** Apple Valley Unified School District

**Review Period:** April 25, 2025 to May 25, 2025 (30 days)

**NOTICE IS HEREBY GIVEN** that Apple Valley Unified School District (District) has prepared an Initial Study (IS)/Mitigated Negative Declaration (MND) for the Granite Hills High School Athletics Project (project) to address the potential environmental effects associated with implementation of the project. Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act (CEQA) Guidelines Section 15050, the District is the lead agency for the project. The purpose of this notice is to 1) serve as a Notice of Intent (NOI) to adopt an IS/MND and 2) advise and solicit comments regarding the content of the IS/MND.

**PUBLIC REVIEW AND COMMENT:** The District invites you to comment on the IS/MND. The IS/MND will be available for a 30-day public review from **April 25, 2025, to May 25, 2025**. We ask that any person wishing to comment on the IS/MND provide written comments by the end of the public review period at 5:00 p.m., **May 25, 2025**.

Copies of the IS/MND are available for review at the following locations:

**Apple Valley Unified School District**  
12555 Navajo Road  
Apple Valley, California 92308

**Granite Hills High School**  
22900 Esaws Avenue  
Apple Valley, California 92307

The document can also be accessed online at: <https://www.avusd.org/>

You may send comments by email or mail to the addresses below:

Apple Valley Unified School District  
Matthew Schulenberg, Assistant Superintendent, Administrative Services  
12555 Navajo Road, Apple Valley, California 92308  
[GHSCEQA@avusd.org](mailto:GHSCEQA@avusd.org)

**PROJECT LOCATION:** Granite Hills High School (Granite Hills HS) is located at 22900 Esaws Avenue in the Town of Apple Valley, California (Assessor Parcel Number [APN] 043901218). The project site would include undeveloped parcels to the west of the Granite Hills HS campus (APNs 043901219, 043901220, 043901221, 043901222, 043901223, and 043901224). The project site would be developed within approximately 20.7 acres of the eastern portion of the undeveloped parcels adjacent to the Granite Hills HS campus and within approximately 0.23 acres of the western portion of Granite Hills HS campus. The project site is bounded by undeveloped parcels to the north, the Granite Hills HS campus to the east, Esaws Avenue to the south, and Central Road to the west. Land uses to the north, east, and west of the project site beyond Ramona Avenue, Ocotilla Road, and Central Road are residential uses, while uses to the south beyond Esaws Avenue include residential and institutional; see Figure 1, *Regional Location*, and Figure 2, *Aerial View*.

**PROJECT DESCRIPTION:** The AVUSD is proposing to construct a new athletic complex with associated facilities on the project site, directly adjacent to Granite Hills HS and within a portion of the western side of the campus. The proposed project would disturb a total of approximately 20.7 acres and would include approximately 0.23 acres of the Granite Hills HS campus.

The proposed project would install a new track and field with artificial turf, four stadium lights, two football field goal posts, a scoreboard, permanent bleachers to the west and east of the track and field, a concessions building, a teams building, a trash enclosure, a PA system, four parking lots, a flood control basin, and include walkways and ornamental landscaping design features and vegetation. The proposed project would also include track event infrastructure including a long jump area. New chain link fencing with gates would be installed around the perimeter of the track and field and project site. Chain link fencing and a pedestrian access gate would be installed between the project site and the campus. The proposed project would construct athletic facilities for Granite Hills HS students and staff use and allow for sports practices and nighttime games and other school events. The proposed project would not increase student capacity nor the number of staff at Granite Hills HS.

Project construction would occur in two phases. The first phase of the proposed project would have a tentative start date of summer 2027 and would conclude in summer 2028. Phase two would start in the fall of 2028 and would conclude in the spring of 2029.

The discretionary actions and approvals required for project implementation are 1) the adoption of the MND, 2) the adoption of the Mitigation Monitoring and Reporting Program, and 3) project approval by the District.

**ENVIRONMENTAL DETERMINATION:** The District has prepared an IS to determine the proposed project's potential impact on the environment. The District has determined that the proposed project may have significant impacts to biological resources, cultural resources, geology and soils, and tribal cultural resources, but by implementing the identified mitigation measures, the proposed project's impacts would be reduced to less-than-significant levels. Accordingly, the District intends to adopt an IS/MND.

**Applicant:** Apple Valley Unified School District

**Lead Agency:** Apple Valley Unified School District

**Consulting Firm:** PlaceWorks

**Date:** April 25, 2025

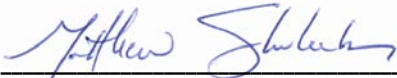
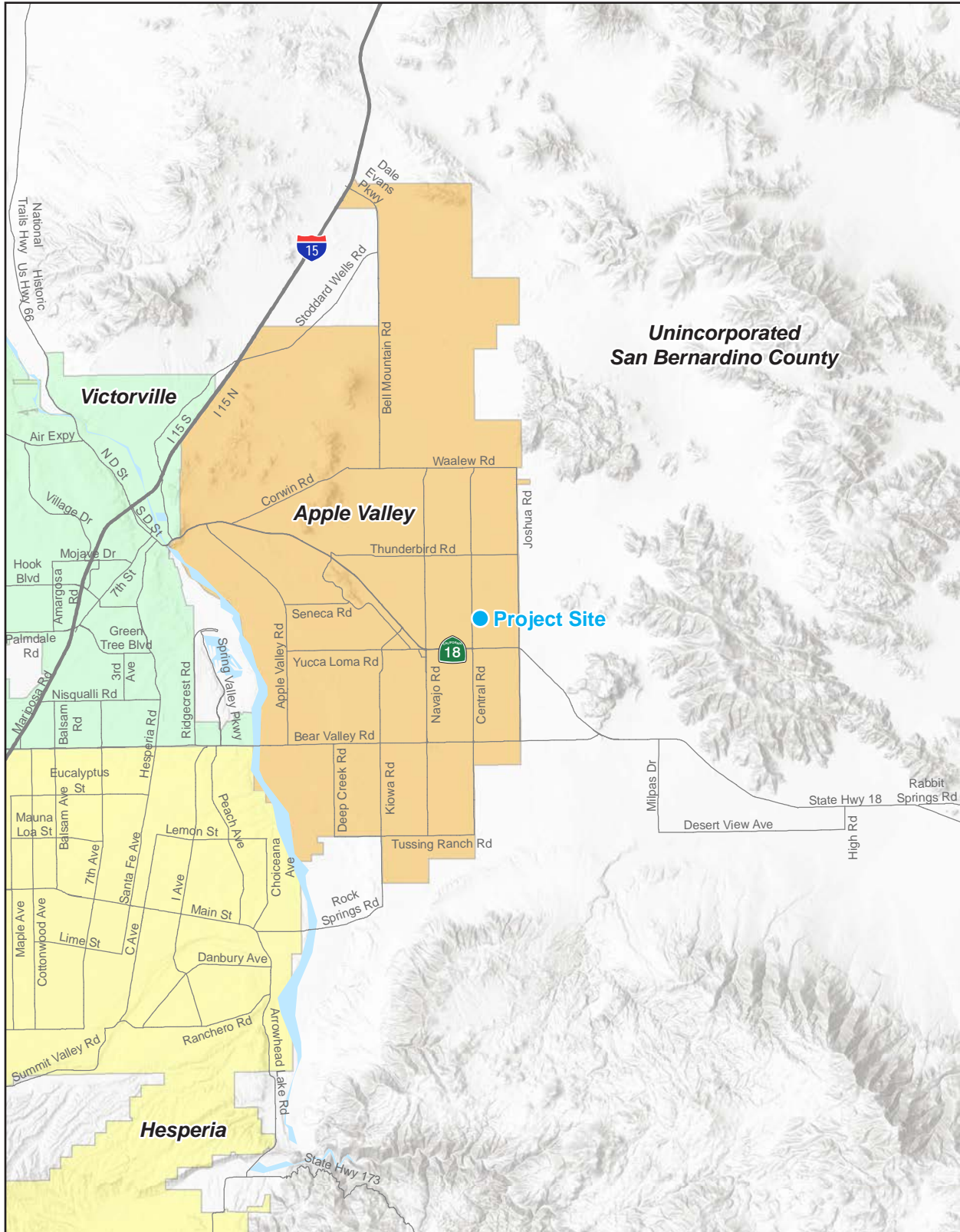
**Signature:**   
Matthew Schulenberg, Assistant Superintendent, Administrative Services  
Apple Valley Unified School District

Figure 1 - Regional Location



Note: Unincorporated county areas are shown in white.  
Source: Generated using ArcMap 2025.

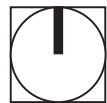
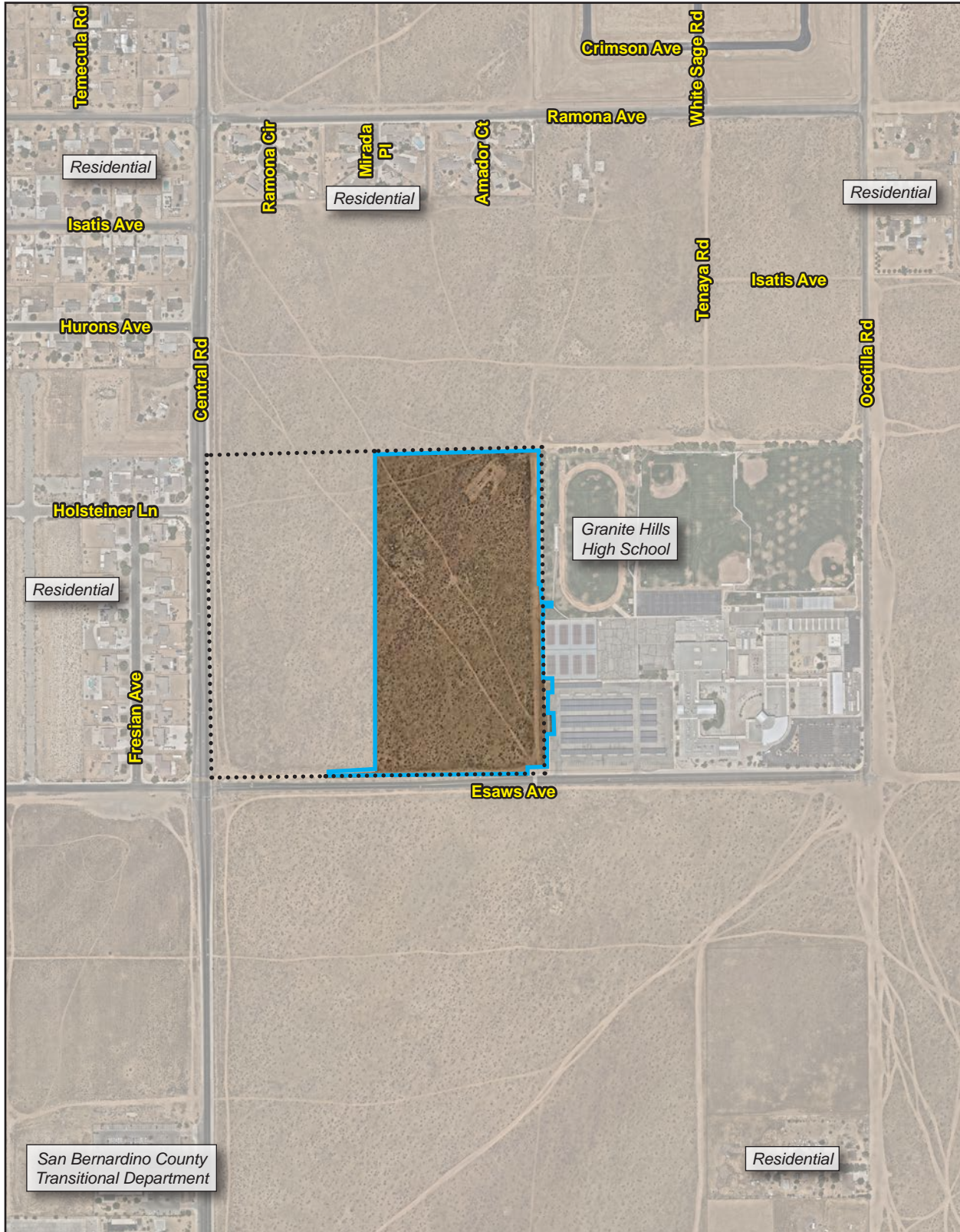


Figure 2 - Aerial View



San Bernardino County  
Transitional Department

Residential

- Project Boundary
- ..... District-owned Parcels

0 600  
Scale (Feet)



Source: Nearmap 2024; PlaceWorks 2024.