



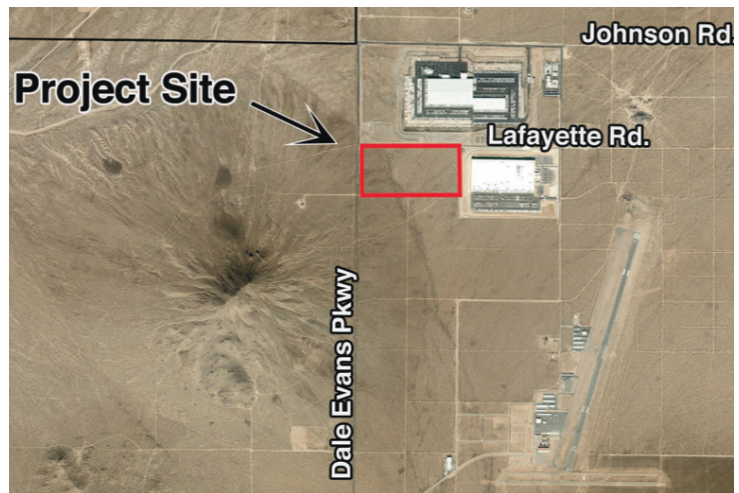
TOWN OF APPLE VALLEY
NOTICE OF AVAILABILITY
OF A
DRAFT ENVIRONMENTAL IMPACT REPORT

PROJECT TITLE:
THE DEVELOPMENT AT DALE EVANS AND LAFAYETTE
(Site Plan Review 2022-004)

CONTACT PERSON: Daniel Alcayaga, Planning Manager
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PROJECT LOCATION:
Southeast corner of Lafayette Street and Dale Evans Parkway in the Town of Apple Valley.

PROJECT DESCRIPTION: The project proposes to develop a 1,207,544 square foot warehouse distribution center on a 77± acre parcel of land in north Apple Valley. The project site is bounded by Lafayette Street to the north, Dachshund Avenue to the east, Burbank Avenue to the south, and Dale Evans Parkway to the west. The project site is within the boundary of the North Apple Valley Industrial Specific Plan (NAVISP). The project site is subject to the standards and restrictions codified in the NAVISP. Under the NAVISP, the project site is designated as Industrial – Specific Plan (SPI). Manufacturing facilities, regional warehousing facilities, and support services are all land-uses that are appropriate for the SPI designation. The project will require a Site Plan Review application approval.



SIGNIFICANT EFFECTS DISCUSSED IN THE DRAFT EIR: The potential impacts of the Project were determined to be less than significant with mitigation measures identified in the Draft EIR for the following topics: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Utilities/Service Systems. The potential impacts of the Project were determined to be significant and unavoidable for Transportation (Vehicle Miles Traveled).

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft Environmental Impact Report (DEIR) will commence on March 21, 2023 and end on May 5, 2023 for interested individuals and public agencies to submit written comments on the document. Any written comments on the DEIR must be received at the Town address (14955 Dale Evans Parkway, Apple Valley, CA 92307) or via email to Daniel Alcayaga at dalcayaga@applevalley.org within the public review period. Copies of the DEIR are available for review at Town Hall, and on the Town's website at <https://www.applevalley.org/services/planning-division/environmental>.