



# Town of Apple Valley

A Better Way of Life

## Memorandum

**DATE:** September 18, 2023  
**TO:** Members of the Public  
**FROM:** Daniel Alcayaga, AICP, Planning Manager  
**RE:** Notice of Land Use Decision Approval

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This is a formal notification that the Assistant Town Manager, serving as the Director of Economic and Community Development, has certified an EIR and approved the following project:

**CASE NUMBER:** Site Plan Review SPR 2022-004  
**APPLICANT:** RW Apple Valley, LLC  
**PROPOSAL:** Construct an approximate 1.2 million square foot warehouse distribution center on 77.95 gross acres within the Industrial Specific Plan (I-SP) zoning designation of the North Apple Valley Industrial Specific Plan (NAVISP) located on the southeast corner of Lafayette and Dale Evans Parkway.

**ENVIRONMENTAL DETERMINATION:** Based upon an Initial Study, pursuant to the State Guidelines to implement the California Environmental Quality Act (CEQA) an Environmental Impact Report (EIR) has been prepared. The EIR found that all impacts associated with the project could be mitigated to a less than significant level with the implementation of mitigation measures, with the exception of impacts associated with Vehicle Miles Travelled. The Town has made Findings and Prepared a Statement of Overriding Considerations.

**LOCATION:** Southeast corner of Lafayette and Dale Evans Parkway (APN: 0463-213-11 through -16 & 0463-231-34 through -37)

The proposed project application may be reviewed at the Town of Apple Valley Planning Division, located at 14955 Dale Evans Parkway, Apple Valley, CA 92307, Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. (**closed the subsequent Fridays**). A copy of the Draft and Final EIR can be found on the Town's website: <https://www.applevalley.org/services/planning-division/environmental>.

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