



# Town of Apple Valley

## Memorandum

**DATE:** July 11, 2024

**TO:** Members of the Public

**FROM:** Rick Hirsch, Consulting Planner

**RE:** Notice of Pending Land Use Decision to be made on July 16, 2024

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This is a formal notification that the Assistant Town Manager, serving as the Director of Economic and Community Development, is scheduled to make a decision on July 16, 2024 on the following application.

**CASE NUMBER:** Site Plan Review SPR 2023-007

**APPLICANT:** Butterfly Equity Partners, LLC

**PROPOSAL:** Construct an approximate 1.373 million square foot warehouse distribution center on 90.15 gross acres within the Industrial Specific Plan (I-SP) zoning designation of the North Apple Valley Industrial Specific Plan (NAVISP).

**ENVIRONMENTAL DETERMINATION:** Staff has analyzed the project to determine the level of environmental review in conformance with the requirements of the California Environmental Quality Act (CEQA). The Project required preparation of studies relating to air quality, greenhouse gas emissions, biological resources, archaeological resources, geology, hazards and hazardous materials, hydrology and water quality, utilities and service systems, and traffic. All studies evaluated the project and evidenced that an Addendum to the previously certified 2009 General Plan Environmental Impact Report ("2009 General Plan EIR") is the appropriate CEQA document to evaluate and disclose the project's impacts.

**LOCATION:** Northeast quadrant of Dachshund Avenue and Cordova Road, Apple Valley, CA (APN's 0463-213-01, 0463-213-32).

The proposed project, Site Plan Review application, Addendum to the 2009 General Plan EIR, and Mitigation Monitoring and Reporting Program may be reviewed at the Town of Apple Valley Planning Division, 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**). The 2009 General Plan EIR, Addendum to the 2009 General Plan EIR, and MMRP may be found on the Town's website here: <https://www.applevalley.org/services/planning-division/environmental>.

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