



Town of Apple Valley

Memorandum

DATE: July 17, 2024

TO: Members of the Public

FROM: Rick Hirsch, Consulting Planner

RE: Notice of Land Use Approval Decision

This is a formal notification that the Assistant Town Manager, serving as the Director of Economic and Community Development adopted an Addendum to the 2009 General Plan EIR and approved Site Plan Review permit SPR 2023-007 for the following project on July 16, 2024.

CASE NUMBER: Site Plan Review SPR 2023-007

APPLICANT: Butterfly Equity Partners, LLC

PROPOSAL: To construct a warehouse distribution center of approximately 1.37 million square foot on a 90.15 acre site within the Industrial Specific Plan (I-SP) 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>.

The Decision may be appealed to the Planning Commission no later than by close of business, 10 calendar days after the decision date, July 27, 2024.

Date posted: July 17, 2024.