

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Bernardino
Address: 385 N. Arrowhead Ave. 2nd floor
San Bernardino, CA 92415

From:

Public Agency: Town of Apple Valley
Address: 14955 Dale Evans Parkway
Apple Valley, CA 92307
Contact: Orlando Acevedo
Phone: 760-240-7000

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2008091077
Project Title: Redwood West Cordova Development
Project Applicant: Butterfly Equity Partners, LLC
Project Location (include county): Northeast corner of Cordova Road and Dachshund Avenue, Apple Valley, San Bernardino County, California

Project Description:

The project proposes to develop a 1.373 million square foot warehouse distribution center on a 90.15 acre site comprised of two adjoining legal parcels of land in north Apple Valley, CA. The project site is bounded by Dachshund Avenue on the west, Quarry Road on the north and Cordova Road on the south. The project site is within the boundary of the North Apple Valley Industrial Specific Plan (NAVISP), which envisions supporting the Town's future economic growth by attracting high quality industrial facilities. The project site is subject to the standards and restrictions codified in the NAVISP. Under the NAVISP, the project site has a zoning designation of Industrial - Specific Plan (I-SP). Manufacturing facilities, regional warehousing facilities and support services are all land uses that are appropriate for the NAVISP and I-SP zoning designation.

This is to advise that the Town of Apple Valley Assistant Town Manager has approved the above (Lead Agency or Responsible Agency) described project on July 16, 2024 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Addendum to the Apple Valley General Plan Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR Addendum with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: Apple Valley Town Hall, 14955 Dale Evans Parkway, Apple Valley, CA 92307.

Signature (Public Agency): [Signature] Title: Assistant Town Manager
Date: 07/17/24 Date Received for filing at OPR: