



Town of Apple Valley

A Better Way of Life

Memorandum

DATE: August 3, 2024
TO: Members of the Public
FROM: Rick Hirsch, Consulting Planner
RE: Notice of Pending Land Use Decision to be made on August 13, 2024

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 August 13, 2024, on the following application:

CASE NUMBER: Site Plan Review SPR 2022-005

APPLICANT: AP Investors Group, LLC

PROPOSAL: Construct an approximate 1.095 million square foot warehouse distribution center on 68 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 Johnson and Central Roads.

ENVIRONMENTAL DETERMINATION: 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 aesthetic resources, forestry and agricultural resources, transportation and air quality. The Town has made Findings and Prepared a Statement of Overriding Considerations

LOCATION: Southeast corner of Central and Johnson Roads (APN: 0463-241-45).

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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