



Town of Apple Valley

Memorandum

DATE: August 14, 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 2022-005 for the following project on August 13, 2024.

CASE NUMBER: Site Plan Review SPR 2022-005

APPLICANT: AP Investors Group, LLC

PROPOSAL: To construct a 1.095 square foot industrial warehousing and distribution center ("project" or "site") on approximately 68 acres located within the Industrial Specific Plan (I-SP) designation of the North Apple Valley Industrial Specific Plan (NAVISP).

ENVIRONMENTAL DETERMINATION: A project-level Environmental Impact Report (EIR) (State Clearinghouse No. 2023020285) was prepared in compliance with the California Environmental Quality Act (CEQA) and evaluated the environment's potential environmental impacts. The EIR provides information regarding short-term, long-term, direct, indirect, and cumulative environmental effects of the project, and identifies mitigation measures that would minimize or eliminate potentially significant impacts. Significant and unavoidable impacts are identified including greenhouse gas emissions and transportation/traffic. A Mitigation Monitoring and Reporting Program for which mitigation measures can be applied to avoid or substantially lessen significant environmental effects identified in the EIR has been prepared. Findings of Fact and a Statement of Overriding Considerations have been prepared for impacts for which no feasible mitigation measures would avoid or substantially lessen significant environmental impacts related to these resources.

LOCATION: The site is bounded by Johnson Road to the north, Central Road to the west and Lafayette Street to the south on one recently consolidated legal parcel (APN: 0463-241-45).

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, August 24, 2024.