



Town of Apple Valley

Memorandum

DATE: September 5, 2024

TO: Members of the Public

FROM: Rick Hirsch, Consulting Planner

RE: Notice of Pending Land Use Decision to be made on September 17, 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 September 17, 2024 on the following application:

CASE NUMBER: Site Plan Review SPR 2022-005

APPLICANT: AP Investors Group, LLC

PROPOSAL: To construct a warehouse distribution center consisting of 1.08 million square feet on 68 acres within the Industrial Specific Plan (I-SP) zoning designation of the North Apple Valley Industrial Specific Plan (NAVISP), located on the southeast quadrant of Johnson and Central Roads, Apple Valley, California.

ENVIRONMENTAL DETERMINATION: A project-level Environmental Impact Report (EIR) (State Clearinghouse No. 2023020285) was prepared in accordance with the California Environmental Quality Act (CEQA) and evaluated the project's potential environmental impacts. Significant and unavoidable impacts include greenhouse gases and transportation. 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 greenhouse gas emissions and transportation. 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.

LOCATION: Southeast quadrant of Johnson and Central Roads, Apple Valley, CA (APN 0463-241-45).

Any interested party may present information which may be of assistance to the Planning Division on this proposal and the environmental determination.

The proposed project application and Final Environmental Impact Report 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. Copies of the project's

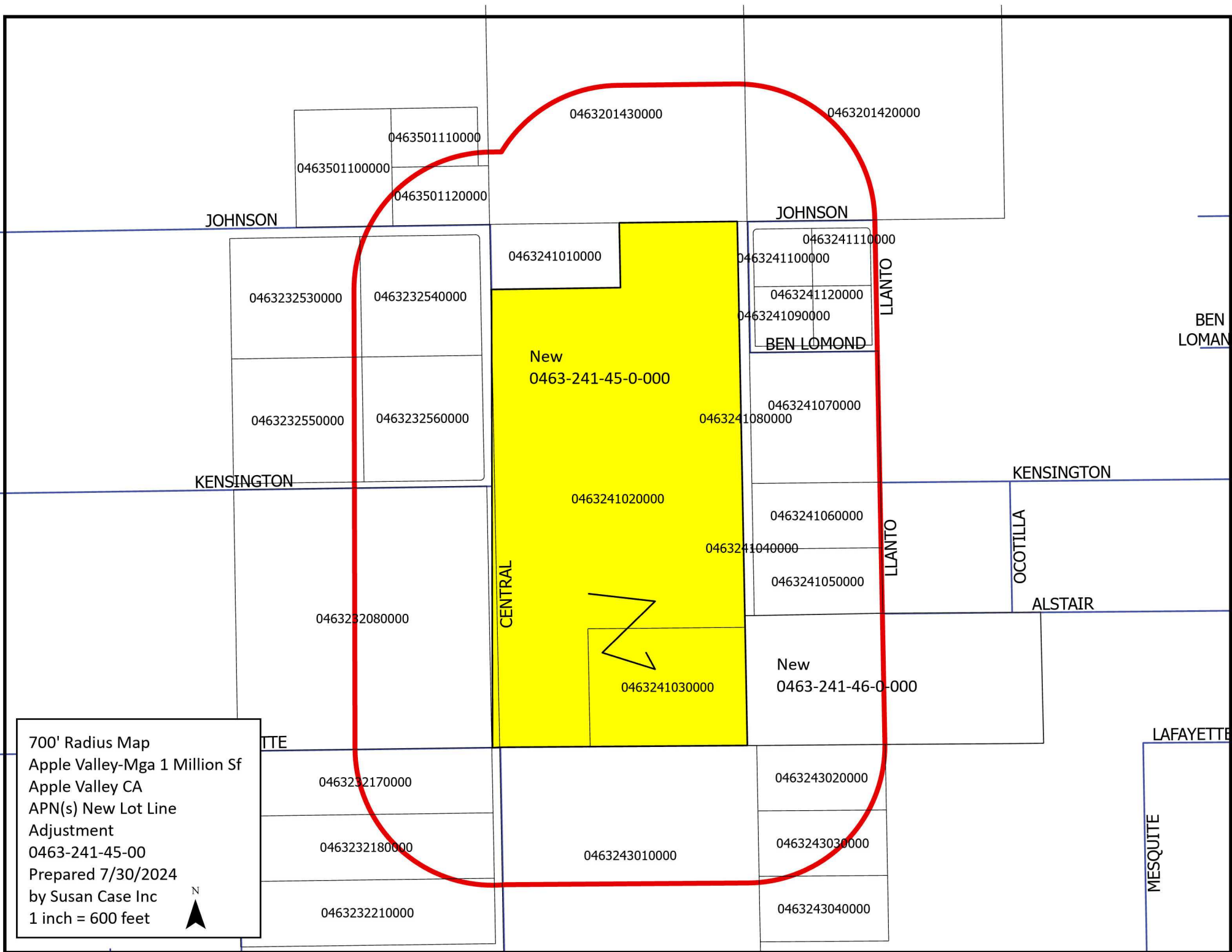
Final Environmental Impact Report are also available for review at the Town Hall Lobby, 14955 Dale Evans Parkway, Apple Valley, CA 92307, and at the Bass Public Library located at 14901 Dale Evans Parkway, Apple Valley, CA 92307. For further information please contact Richard Hirsch, Contract Planner, at (415) 377-7826, or by email at: rhirsch@interwestgrp.com.

The project EIR and associated documents may also be reviewed on the Town website by clicking this link: <https://www.applevalley.org/services/planning-division/environmental>

The Acting Director of Economic and Community Development will approve, deny or modify the project or refer the project to the Town Planning Commission for further consideration.

All communications commenting on this project must be received by the Town of Apple Valley Planning Division no later than 5:30 p.m., Tuesday, September 17, 2024.

Date mailed and posted: Thursday, September 5, 2024



700' Radius Map
 Apple Valley-Mga 1 Million Sf
 Apple Valley CA
 APN(s) New Lot Line
 Adjustment
 0463-241-45-00
 Prepared 7/30/2024
 by Susan Case Inc
 1 inch = 600 feet



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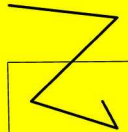
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