



NOTICE OF LAND USE APPROVAL

DATE: October 16, 2024

TO: Members of the Public
FROM: Rick Hirsch, Consulting Planner
RE: Notice of Land Use Approval Decision, 1M Uncommon Developers Warehouse Project, SPR 2022-005

This is formal notification that the Assistant Town Manager, as Acting Director of Economic and Community Development, approved Site Plan Review permit SPR 2022-005 and certified its associated Environmental Impact Report for the 1M Uncommon Developers Project on October 15, 2024.

CASE NUMBER: Site Plan Review SPR 2022-005

APPLICANT: AP Investors Group, LLC

PROPOSAL: To construct a warehouse distribution center of approximately 1.095 million square feet on a 68-acre site within the Industrial Specific Plan (I-SP) designation of the North Apple Valley Industrial Specific Plan (NAVISP).

ENVIRONMENTAL DETERMINATION: An Environmental Impact Report (EIR) (State Clearinghouse No. 2023020285) evaluating the project's potential environmental impacts was prepared in accordance with the California Environmental Quality Act (CEQA). Significant and unavoidable impacts of the project include greenhouse gas emissions and transportation/traffic impacts. 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/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.

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

The proposed project, Site Plan Review application, project DEIR, FEIR, CEQA Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program may be viewed 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. All associated project documents may be found on the Town's website here: <https://www.applevalley.org/services/planning-division/environmental>.

This Decision may be appealed to the Planning Commission no later than (10) calendar days after the project decision date, by close of business, October 25, 2024.

Date posted: October 16, 2024