

**Notice of Determination - DRAFT**

**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. 2<sup>nd</sup> 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): 2024100839  
Project Title: Cordova Business Center Development  
Project Applicant: Adir Cohen, Cordova Business Center, LLC  
Project Location (include county): Southwest corner of Cordova and Central Roads, Apple Valley, San Bernardino County, California (APN 0463-491-09-0000)

**Project Description:**

To construct a 504,508 square foot warehouse distribution center on a 30-acre site within the General Industrial (I-G) land use designation of the North Apple Valley Industrial Specific Plan (NAVISP).

This is to advise that the Acting Economic and Community Development Director has approved the above described project on January 9, 2025 and has made the following determinations regarding the above described project.  
(date)  
 Lead Agency or  Responsible Agency

- 1. The project  will  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.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures  were  were not] made a condition of the approval of the project.
- 4. A Mitigation Monitoring and Reporting Plan  was  was not] adopted for this project.
- 5. A Statement of Overriding Considerations  was  was not] adopted for this project.
- 6. Findings  were  were not] made pursuant to the provisions of CEQA.

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

Signature (Public Agency): \_\_\_\_\_ Title: Acting Economic and Community Development Director  
Date: 1/10/25 Date Received for filing at OPR: 1/10/25