



Notice of Land Use Approval

DATE: January 14, 2025
TO: Members of the Public
FROM: Rick Hirsch, Consulting Planner
RE: Notice of Land Use Approval Decision, SPR 2023-006

This is formal notification that the Assistant Town Manager, as Acting Director of Economic and Community Development, certified a Mitigated Negative Declaration and approved Site Plan Review SPR 2023-006 for the Cordova Business Center ecommerce project on January 9, 2025.

CASE NUMBER: Site Plan Review SPR 2023-006

APPLICANT: Adir Cohen, Cordova Business Center, LLC

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

ENVIRONMENTAL DETERMINATION: A Subsequent Initial Study was completed in accordance with Guidelines for Implementing the California Environmental Quality Act (CEQA). The Subsequent Initial Study (SIS) was undertaken for the purpose of deciding whether the project may cause a significant adverse effect on the environment and reflects the independent judgment of the Town as Lead Agency. The SIS was prepared and tiered from the "Town of Apple Valley Environmental Impact Report (SCH 2008091077), Apple Valley General Plan and Annexations 2008-001 and 2008-002" (August 2009). Based on the SIS, the Town concluded that the project, with mitigation measures applied, will not have a significant adverse effect on the environment and has, therefore, prepared a Mitigated Negative Declaration (SCH No. 2024100839).

LOCATION: Southwest quadrant of Cordova and Central Roads (APN 0463-491-09)

The proposed project, Site Plan Review application, Subsequent Initial Study and Mitigated Negative Declaration, Findings of Fact, 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. The project's DEIR and FEIR and all other associated 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 by close of business, 10 calendar days after the decision date, by Sunday, January 19, 2025.

Date posted: January 14, 2025