



## Town of Apple Valley

### NOTICE OF PENDING LAND USE DECISION

**DATE:** December 18, 2024  
**TO:** All Members of the Public, Responsible and Trustee Agencies and all other interested parties  
**FROM:** Rick Hirsch, Consulting Planner  
**RE:** Director Decision Meeting scheduled for January 9, 2025

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This is formal notification that the Assistant Town Manager, acting as the Director of Economic and Community Development, is scheduled to make a decision on January 9, 2025, on the following application:

**CASE NUMBER:** Site Plan Review SPR 2023-006

**APPLICANT:** Adir Cohen, Cordova Business Center, LLC, 1019 Avenue P, Suite 501, Brooklyn, New York, NY 11223

**PROPOSAL:** To construct a 504,508 square foot warehouse distribution center on 30 gross acres within the Industrial General (I-G) land use designation of the North Apple Valley Industrial Specific Plan (NAVISP) located in the southwest quadrant of Cordova and Central Roads.

**ENVIRONMENTAL DETERMINATION:** A Subsequent Initial Study was completed in accordance with Guidelines for Implementing the California Environmental Quality Act (CEQA). The Subsequent Initial Study was undertaken for the purpose of deciding whether the project may have a significant adverse effect on the environment and reflects the independent judgment of the Town as Lead Agency. The Subsequent Initial Study 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 Subsequent Initial Study, 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)

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

The project application and environmental documentation 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. Print copies of the project's Subsequent Initial Study/Mitigated Negative Declaration are available for review at the Town Hall Lobby and separately at the Development Services Building, located at 14955 Dale Evans Parkway, Apple Valley, CA 92307, and also 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](mailto:rhirsch@interwestgrp.com).

Project-related documents may also be reviewed on the Town environmental document web page here: <https://www.applevalley.org/services/planning-division/environmental>

The acting Director of Economic and Community Development will approve, deny or modify the project, or may 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., on January 9, 2025.

Date mailed and posted: December 18, 2024