

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Bernardino
Address: 385 N. Arrowhead Ave. 2nd 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): 2023020285
Project Title: 1M Uncommon Developers Project
Project Applicant: AP Investors Group, LLC
Project Location (include county): southeast corner of Central and Johnson Roads, Apple Valley, San Bernardino County, California 92307

Project Description:

The project proposes to develop a 1.095 million square foot warehouse distribution center on a 68-acre site comprised of one legal parcel of land in north Apple Valley, CA. A tenant for the proposed industrial warehouse building has not yet been identified, but the Project would operate as an unrefrigerated warehouse and/or distribution facility. The proposed project would also include improvements along Lafayette Street and Johnson Road, including frontage landscaping and pedestrian improvements. The project site is bounded by Central Road on the west, Johnson Road on the north and Lafayette Street on the south. The project site is within the boundary of the North Apple Valley Industrial Specific Plan (NAVISP), with a zoning designation of Industrial - Specific Plan (I-SP).

This is to advise that the Town of Apple Valley Assistant Town Manager has approved the above described project on August 13, 2024 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring/ Reporting Plan was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature (Public Agency): [Handwritten Signature] Title: Assistant Town Manager
Date: 08/12/24 Date Received for filing at OPR: