

# Notice of Determination

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): 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 (APN 0463-241-45) 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 Planning Commission has approved the above  
( Lead Agency or  Responsible Agency)  
described project on January 22, 2025 and has made the following determinations regarding the above  
(date)  
described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A 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/ 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 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): [Signature] Title: Executive Assistant  
Date: 1/24/2025 Date Received for filing at OPR: \_\_\_\_\_