

**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. 2nd floor  
San Bernardino, CA 92415

**From:**

Public Agency: Town of Apple Valley  
Address: 14955 Dale Evans Parkway  
Apple Valley, CA 92307  
Contact: Planning Division  
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): 2023090009  
Project Title: Cordova Complex and Quarry at Pawnee Warehouse Project  
Project Applicant: VVLIG US Holdings LP, 9040 Leslie Street, Suite 7, Richmond Hill, ON L4B-3M4  
Project Location (include county): southwest quadrant of Cordova and Navajo Roads, and northwest quadrant of Flint and Cordova Roads, Apple Valley, San Bernardino County, California 92307

Project Description: The Project includes the construction and operation of 3,022,294 square feet of industrial/warehouse space on two sites. The Cordova Complex site would include 1,559,952 square feet of industrial/warehouse space on an approximately 87-acre site. The Quarry at Pawnee site would include approximately 1,462,342 square feet of industrial/warehouse space on an approximately 76-acre site. The Project would include associated improvements such as loading docks, truck and vehicle parking, and landscaped areas within both Project sites. The Project also includes abutting right-of-way dedication and improvements as well as utility improvements.

This is to advise that the Town of Apple Valley Town Council has approved the above  
( Lead Agency or  Responsible Agency)  
described project on February 25, 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 Reporting or Monitoring 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):  Title: ASSISTANT TOWN MANAGER  
Date: 2-26-25 Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.