



Town of
Apple Valley

TOWN OF APPLE VALLEY

NOTICE OF PREPARATION

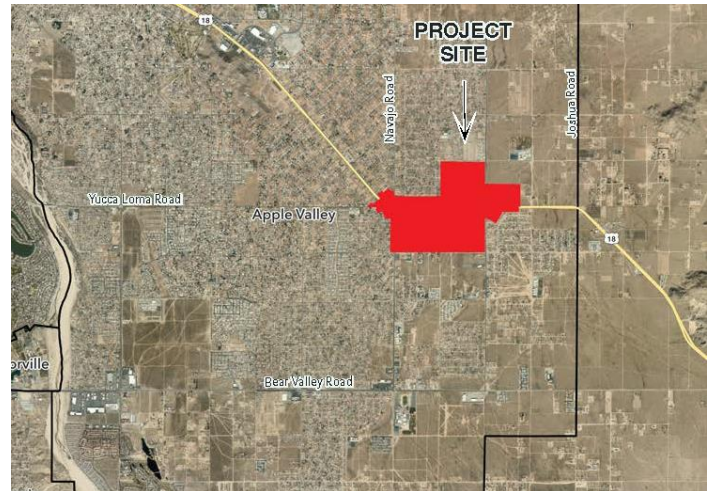
PROJECT TITLE: VILLAGE SPECIFIC PLAN

CONTACT PERSON: Daniel Alcayaga, Planning Manager
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PROJECT LOCATION:

The planning area includes 651± acres north and south of the State Highway 18 corridor generally between Navajo Road and Central Road. The planning area is in the east central portion of Apple Valley in southwestern San Bernardino County.

PROJECT DESCRIPTION: The Town of Apple Valley (Town) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060 and 15063) for the proposed Project. The Project guides the long-term development and redevelopment of a 1.5±-mile segment of Highway 18, including the Village commercial area, and parcels generally bounded by Arapahoe and Esaws Avenues on the north and Ottawa Road on the south. It revises land use designations and sets forth development guidelines in the context of five (5) planning Districts to enhance the Village's identity as a



downtown retail destination, guide future development of vacant parcels and redevelopment of underutilized parcels, and protect and expand residential neighborhoods with guidelines that scale down development at the periphery of the Village. Proposed circulation improvements to Highway 18 and Yucca Loma Road/Navajo Road are intended to minimize traffic conflicts, integrate multimodal facilities, and improve access and safety throughout the area.

FINDINGS/DETERMINATION: The Town has reviewed and considered the proposed Village Specific Plan and has determined that potentially significant impacts could result from the proposed Project. Therefore, an Environmental Impact Report should be prepared. Based on the location and characteristics of the proposed Project, the EIR will include analysis of potentially significant effects on the environment related to the following topics: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities/Service Systems.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Notice of Preparation will commence on November 19, 2021 and end on December 20, 2021 for interested individuals and public agencies to submit written comments on the document. A virtual scoping meeting will be held on December 2, 2021 at 4:00 p.m. via Zoom to provide an opportunity to learn more about this proposed Project and provide comments on the possible environmental effects the Town should study in the Environmental Impact Report. Please register for the virtual scoping meeting at the following link, <https://applevalley.zoom.us/j/89545321327?pwd=REtRlNkZ0ZyUW9jQ25lFdxZzYvUT09>

. Any written comments on the Notice of Preparation must be received at the Town address (14955 Dale Evans Parkway) or via email to Daniel Alcayaga at dalcayaga@applevalley.org within the public review

period. Copies of the Notice of Preparation and Initial Study are available for review on the Town's website at [Apple Valley Village | Town of Apple Valley](#).