

**NOTICE OF INTENT  
TO ADOPT A NEGATIVE DECLARATION  
GENERAL PLAN  
HOUSING ELEMENT UPDATE**

**LEAD AGENCY:** Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, California 92307

**CONTACT PERSON:** Daniel Alcayaga, Planning Manager

**PROJECT TITLE:** General Plan Housing Element Update

**PROJECT LOCATION:** Town-wide

**PROJECT DESCRIPTION:** The Housing Element is one of the mandated Elements of the Town's General Plan. It analyzes the demographics of the Town population and existing housing stock and considers the future needs for housing in the Town. The Housing Element focuses on affordable housing and housing for special needs households, including seniors, disabled persons, large families, single parent households and the homeless. It also provides the Town's decision makers with Goals, Policies and Programs intended to facilitate the development and preservation of adequate housing supply to meet these needs. The State of California has established a mandatory update schedule for Housing Elements, which the Town is complying with. This Update addresses the planning period from 2022 to 2029. During this timeframe, the Town has been allocated the following housing units under the Regional Housing Needs Allocation (RHNA) developed by the Southern California Association of Governments (SCAG):

**Table 1 Regional Housing Needs Allocation, 2022 to 2029**

<b>Income Category</b>	<b>Number Of Units</b>
Extremely low income	543
Very low income	543
Low income	600
Moderate income	747
Above moderate income	1,857
<b>Total</b>	<b>4,290</b>

Note that the extremely low and very low income categories are 50% each of the 1,086 units assigned for the very low category.

Source: SCAG

This Update consists primarily of statistical updates, particularly relating to updating the Census and American Community Survey (ACS) information in the Element to 2010 Census and 2018 ACS information, and reassessing housing needs based on these demographic changes. This Update selected vacant sites identified for housing in the 2014-2021 Housing Element that are located within 100 feet of water and sewer lines.

**FINDINGS / DETERMINATION:** The Town has reviewed and considered the proposed project and has determined that no significant impacts will occur. The Town hereby prepares and proposes to adopt a Negative Declaration for this project.

**PUBLIC REVIEW PERIOD:** A 20-day public review period for the Negative Declaration will commence on December 23, 2021 and end on January 14, 2022 for interested individuals and public agencies to submit written comments on the document. Written comments can be submitted to Daniel Alcayaga at:

**Daniel Alcayaga, Planning Manager**

Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, California 92307

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[dalcayaga@applevalley.org](mailto:dalcayaga@applevalley.org)

The Initial Study and Negative Declaration are available for public review at Town Hall, 14955 Dale Evans Parkway, Apple Valley, California 92307 from Monday through Thursday and alternate Fridays between 8:00 a.m. and 5:00 p.m., or available on the Town's website at <https://www.applevalley.org/services/planning-division/environmental>.

**PUBLIC HEARING:** This matter has been scheduled for public hearing before the Planning Commission on January 19, 2022, and Town Council on February 22, 2022.