

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

CONTACT PERSON: Daniel Alcayaga, AICP, Planning Manager

PROJECT TITLE: General Plan Amendment GPA 2023-001 & Zone Change ZC 2023-001

PROJECT DESCRIPTION: Consideration of a General Plan Amendment GPA 2023-001 from Estate Residential (R-E) to General Commercial (C-S) and Zone Change ZC 2023-001 from Estate Residential (R-E) to General Commercial District (C-G) on 4.1 acres.

PROJECT LOCATION: Northeast corner of Central Road and Waalew Road (Applicant: Chris Hit; APN: 0437-193-26).

FINDINGS / DETERMINATION: Based on a preliminary analysis, the Town of Apple Valley, as lead agency, intends to adopt a Mitigated Negative Declaration for the project listed in this notice. The Initial Study Checklist determined that the proposed Project could result in potentially significant effects, but the Project Applicant will incorporate mitigation measures that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment will occur. Mitigation has been included to address Air Quality; Biological Resources; Cultural Resources; and Tribal Resources.

PUBLIC REVIEW PERIOD: The Town of Apple Valley invites you to comment on the Initial Study/Mitigated Negative Declaration. The public review period begins November 6, 2023 and ends on December 6, 2023. Written comments must be received at the Town of Apple Valley Planning Division located at 14955 Dale Evans Pkwy, Apple Valley, California 92307. Attention: Daniel Alcayaga, Planning Manager or via email at dalcayaga@applevalley.org by 5:30 PM on December 6, 2023.

Copies of the IS/MND can also be found online at <https://www.applevalley.org/services/planning-division/environmental>