

**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:** Amanda Malone, Associate Planner

**PROJECT TITLE:** Buffalo Trading Post Plaza

**PROJECT DESCRIPTION:** The proposed Buffalo Trading Post Plaza would result in the development of a mixed-use commercial plaza. The Project is comprised of Development and Special Use Permit applications and Tentative Parcel Map No. 20702. The Tentative Parcel Map will subdivide the site into nine parcels, seven of which (Parcels 1-7) are proposed for commercial development during phase one of the Project. One parcel (Parcel 8) is proposed for future development, and one parcel (Parcel 9) is to remain undisturbed. Phase one of the Project proposes the development of a coffee shop with a drive-through, retail buildings, a tire shop, and two drive-through restaurants, totaling approximately 43,909 square feet on approximately 7.6 acres of the site. An additional three acres will be developed in a second phase and would potentially include general retail, office, or additional drive-through restaurants.

**PROJECT LOCATION:** The Buffalo Trading Post Plaza is located on the southeast corner of U.S. Highway 18 and Rancherias Road, in the Town of Apple Valley, San Bernardino County, California.

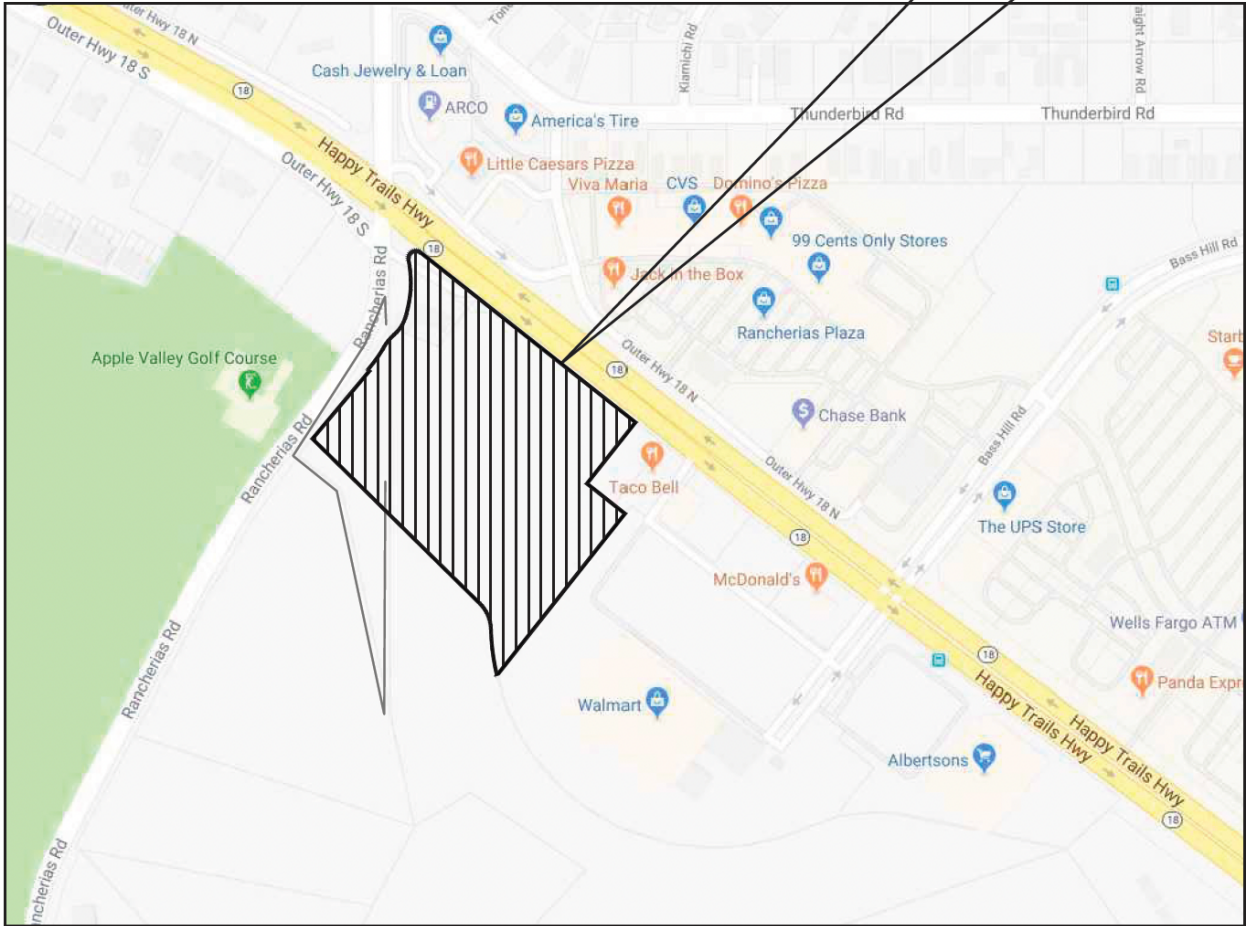
**FINDINGS / DETERMINATION:** Based on a preliminary analysis, the Town of Apple Valley, as lead agency, intends to adopt a Mitigated Negative Declaration for the project listed in this notice. The Initial Study Checklist determined that the proposed Project could result in potentially significant effects, but the Town will incorporate mitigation measures on the development that would avoid or mitigate effects to a point where clearly no significant environmental impacts on the environment will occur.

**PUBLIC REVIEW PERIOD:** A 30-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on August 30, 2024, and end on September 30, 2024, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: [amalone@applevalley.org](mailto:amalone@applevalley.org).

**PUBLIC HEARING:** The date for the Planning Commission hearing on the Project and the Mitigated Negative Declaration has not yet been set but is estimated to be in October. Please contact Amanda Malone, Associate Planner, to confirm the Planning Commission hearing date.

The Initial Study and Mitigated Negative Declaration are available for public review on the Town's Planning Division website at <https://www.applevalley.org/services/planning-division/environmental>.

SEC OF RANCHERIAS ROAD AND  
US HIGHWAY 18  
APPLE VALLEY, CALIFORNIA



# VICINITY MAP

NOT TO  
SCALE

