

**THE TOWN OF APPLE VALLEY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND
NOTICE OF PUBLIC HEARING**

**THE TOWN OF APPLE VALLEY PLANNING COMMISSION WILL MEET ON
WEDNESDAY, AUGUST 2, 2023 AT 6:00 P.M. AT**

Town Hall Council Chambers
14955 Dale Evans Parkway
Apple Valley, CA 92307

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE TOWN OF APPLE VALLEY PLANNING COMMISSION FOR THE FOLLOWING:

Case: Development Permit No. 2022-004, Special Use Permit No. 2022-002, Tentative Parcel Map No. 20473

Applicant: Wood Investment Companies, Inc.

Proposal: A request to approve a Tentative Parcel Map (No. 20473) to convert the 8.25-acre project site from three parcels (Assessor Parcel Numbers [APNs] 0434-021-10, -35, and -37) into five parcels, plus an additional 0.52 acre for off-site improvements along Apple Bear Road. The project includes demolition of a vacant, one-story residential building with ancillary shed totaling approximately 3,346 square feet, located at 19439 Bear Valley Road in the northwestern portion of the project site. The project also includes development of an approximately 23,256-square-foot grocery store, an approximately 5,381-square-foot car wash, an approximately 3,546-square-foot restaurant with drive-through, an approximately 2,500-square-foot restaurant with drive-through, and an approximately 5,060-square-foot multiple tenant commercial/retail building with four attached suites, including at least one restaurant with drive-through, for a total building area of approximately 39,743 square feet.

Location: Southwest corner of Bear Valley Rd and Flying Feather Rd. APNs 0434-021-10, -35, & -37.

Environmental Determination:

Pursuant to Section 15087c6 of the Guidelines for California Environmental Quality Act the Town acknowledges the non-existence of hazardous waste sites within the project area reviewed by this Mitigated Negative Declaration.

Notice of Intent to Adopt a Mitigated Negative Declaration - Pursuant to the California Environmental Quality Act (CEQA), the Town of Apple Valley intends to issue a Mitigated Negative Declaration for the above proposal. The Draft Initial Study and Mitigated Negative Declaration (IS/MND) prepared for this project will be available for **public review from July 10, 2023 through July 31, 2023** on the Town's website at www.applevalley.org or at the Town of Apple Valley Planning Division, located at 14955 Dale Evans Parkway, Apple Valley, CA, Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. (closed the subsequent Fridays). Comments on the proposed Initial study and Mitigated Negative Declaration should be submitted to the Planning Division in writing no later than 6:00 p.m., August 2, 2023, at 14955 Dale Evans Parkway, Apple Valley, CA 92308.

Any interested party may appear and present any information that may be of assistance to the Planning Commission on the above proposal and the Environmental Findings. The Planning Commission, in its deliberation, may approve, modify or deny the proposal.

PURSUANT TO GOVERNMENT CODED SECTION 65009(B), IF THIS MATTER IS SUBSEQUENTLY CHALLENGED IN COURT BY YOU OR OTHERS, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE TOWN AT, OR PRIOR TO, THE PUBLIC HEARINGS.

Should you have any questions concerning this project, please contact Yenifer Cid, Assistant Planner, at (760) 240-7000, ext. 7203 or email ycid@applevalley.org. A full copy of the analysis of this proposal will be available on the Town's website at "www.applevalley.org" roughly three days prior to the meeting.

Publish Date: **July 10, 2023**