

**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, SEPTEMBER 1, 2021 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:** Tentative Tract Map No. 20306
- Applicant:** David Evans and Associates, representing Tom Hrubik
- Proposal:** A request to subdivide approximately 100 acres into 160 single-family lots and three (3) lettered lots. The lots will range in size from 18,109 to 40,555 square feet with an average lot size of 21,164 square feet. There is no housing product proposed at this time. The project is located within the Equestrian Residential (R-EQ) zoning designation.
- Location:** Southeast corner of Corwin and Waalew Roads; APNs 0441-011-01, 0441-021-11, -12, -15, -16, -17, -18, and -19

**Environmental Determination:**

**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 22, 2021 through September 1, 2021** on the Town's website at [www.applevalley.org](http://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 23, 2021, 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 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 Pam Cupp, Senior Planner, at (760) 240-7000, ext. 7203 or email [pcupp@applevalley.org](mailto:pcupp@applevalley.org). A full copy of the analysis of this proposal will be available on the Town's website at "[www.applevalley.org](http://www.applevalley.org)" roughly three days prior to the meeting.

Publish Date: **July 30, 2021**