



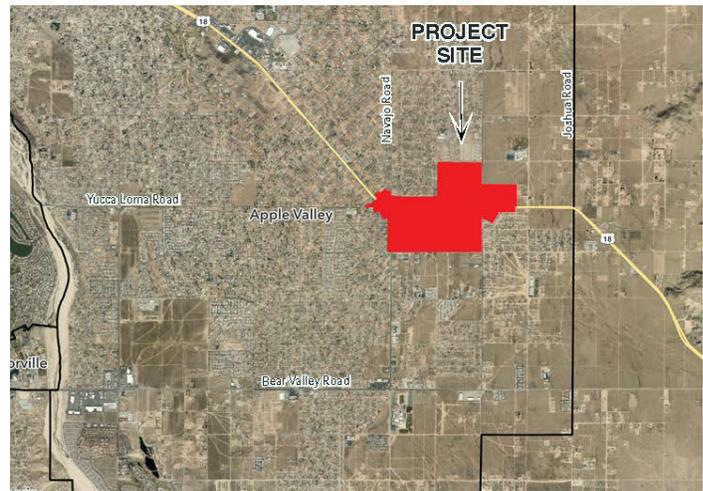
TOWN OF APPLE VALLEY
NOTICE OF AVAILABILITY
OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
PROJECT TITLE: VILLAGE SPECIFIC PLAN
SCH#2021110271

CONTACT PERSON: Daniel Alcayaga, Planning Manager
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PROJECT LOCATION:

The planning area includes 651± acres north and south of the State Highway 18 corridor generally between Navajo Road and Central Road. The planning area is in the east central portion of Apple Valley in southwestern San Bernardino County.

PROJECT DESCRIPTION: The Village Specific Plan guides the long-term development and redevelopment of the Planning Area. It revises the current land use plan by establishing five (5) planning districts, each with its own land uses, development standards, and guidelines that are tailored to the district's existing uses, development potential, and community vision. The Specific Plan is intended to enhance the Village's identity as a downtown shopping and dining destination, guide future development of vacant parcels and redevelopment of underutilized parcels, and protect residential neighborhoods with guidelines that scale down development at the periphery of the Village. It expands the mix of land uses to serve local and sub-regional markets while also preserving small-scale and locally owned businesses. It coordinates various aspects of infrastructure planning, infill development, and lot consolidation, where appropriate. Its transportation concept improves the functioning of Highway 18 in the Planning Area by minimizing traffic conflicts, integrating multimodal features, and improving access to provide an efficient and safe circulation system. Its vision and development standards and guidelines are consistent with General Plan goals and policies.



SIGNIFICANT EFFECTS DISCUSSED IN THE DRAFT EIR: The potential impacts of the Project were determined to be less than significant for the following topics: energy, hazards and hazardous materials, hydrology and water quality, land use and planning, public services, and utilities. The potential impacts of the Project were determined to be less than significant with mitigation measures identified in the Draft EIR for the following topics: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities/Service Systems. The potential impacts of the Project were determined to be significant and unavoidable for Greenhouse Gas Emissions,.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft Environmental Impact Report will commence on April 4, 2022 and end on May 19, 2022 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Draft Environmental Impact Report must be received at the Town address (14955 Dale Evans Parkway) or via email to Daniel Alcayaga at dalcayaga@applevalley.org within the public review period. Copies of the Notice of Availability and Draft Environmental Impact Report (DEIR) are available for review on the Town's website at [Apple Valley Village | Town of Apple Valley](http://AppleValleyVillage|TownofAppleValley).

PUBLIC HEARINGS: Public hearings for this project will be held before the Planning Commission and Town Council. The hearing dates have not been set at this time. Please contact Daniel Alcayaga for further information regarding hearings.