

**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: Development Code Amendment DCA 2022-003, General Plan Amendment GPA 2022-007, Zone Change ZC 2022-005, and Tentative Tract Map TTM 20453

PROJECT DESCRIPTION:

1. Consideration of General Plan Amendment GPA 2022-007 from Low Density Residential (R-LD) to Estate Residential $\frac{3}{4}$ (R-E $\frac{3}{4}$), to remove Policies 4.G and 4.H from the Land Use Element. Policy 4.G states that projects proposed in the Deep Creek area shall be required to provide perimeter lots of the same size or larger than the adjacent land use designation, or lands across the abutting street. The Deep Creek area shall be defined as land south of Bear Valley Road, east of the Jess Ranch Specific Plan, north of Tussing Ranch Road, and west of Itoya Vista Road and Mockingbird Avenue.

Policy 4.H states that General Plan Amendments requesting increased density in the Deep Creek area shall be restricted to the next densest land use designation only (i.e. lands currently designated Residential Estate may only be amended to Residential Estate $\frac{3}{4}$ and lands currently designated as Residential Low Density may only be amended to Residential Estate). The Deep Creek area shall be defined as land south of Bear Valley Road, east of the Jess Ranch Specific Plan, north of Tussing Ranch Road, and west of Itoya Vista Road and Mockingbird Avenue.

2. Consideration of Zone Change ZC 2022-005 from Residential Agriculture (R-A) to Estate Residential $\frac{3}{4}$ (RE- $\frac{3}{4}$)
3. Consideration of Development Code Amendment DCA 2022-003 to remove Note 17 from Table 9.28.040-A (1) Minimum lot area of Section 9.28.040 of the Development Code. Note 17 states that projects proposed in the Deep Creek area shall be required to provide perimeter lots of the same size or larger than the adjacent land use designation, or lands across the abutting street. The Deep Creek area shall be defined as land south of Bear Valley Road, east of the Jess Ranch Specific Plan, north of Tussing Ranch Road, and west of Itoya Vista Road and Mockingbird Avenue.
4. Consideration of Tentative Tract Map TTM- 20453 – to construct 99 residential lots on 100 acres on a Residential Agriculture (R-A) District that will change to a Residential Estate $\frac{3}{4}$ (R-E $\frac{3}{4}$)

PROJECT LOCATION: Northeast corner of Deep Creek Road and Del Oro Road (APN:0434-042-32)

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; Noise; and Transportation/Traffic.

PUBLIC REVIEW PERIOD: The Town of Apple Valley invites you to comment on the Initial Study/Mitigated Negative Declaration. The public review period begins July 14, 2023 and ends on August 14, 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 August 14, 2023.

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