

TOWN OF APPLE VALLEY
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

- PROJECT NAME:** Commercial Center (Convenience Store, Retail Shops, & Gas Station)
- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)
- LEAD AGENCY:** Town of Apple Valley
Planning Division
14955 Dale Evans Parkway
Apple Valley, California 92307
- APPLICANT:** The Applicant for the proposed project is Chris Hitt, owner of Hitt Construction Company, Inc., P.O. Box 638, Apple Valley, California 92307.
- CITY/COUNTY:** Town of Apple Valley, San Bernardino County
- LOCATION:** The proposed project site is a 9.98-acre property located on the northeast corner of Central Road and Waalew Road in the Town of Apple Valley. No legal address has been assigned to this property at this time. The corresponding Assessor Parcel Numbers (APN) is 0437-193-26.
- DESCRIPTION:** The proposed project would involve the construction and operation of a commercial center consisting of a convenience store, retail shops, and a gasoline station. The northern and eastern portion of the site would be subdivided into five separate parcels for future residential development. The future new convenience store would consist of a single level and would have a total floor area of 4,842 square feet. The fueling area would consist of six fuel dispensers with a total of 12 fueling positions. Two underground storage tanks (UST) would be located just east of the fueling area and would include a 10,000 gallon 89 octane and 5,000 gallon diesel UST. A second 15,000 gallon UST would contain 92 Octane and diesel fuel. A future new “L-shaped” retail building would be located in the northeastern corner of the site. This building would be a single-level and would have a total floor area of 19,343 square feet. Vehicular access to the site would be provided by two driveway connections. One driveway (both ingress and egress) would be connect with the north side of Waalew Road and a second driveway (also both ingress and egress) would connect with the east side of Central Road. The proposed project would provide 100 parking spaces including 92 standard spaces and 8 ADA spaces. Landscaping would total 4,800 square feet and would be provided around the new building and along the site’s roadway frontages. The proposed project’s lot coverage would be 23%. The project site’s Zoning designation is R-E (Residential Estate) and the site’s General Plan designation is *Estate Residential*. The proposed project would require both a Zone Change (ZC) and a General Plan Amendment (GPA) to permit the proposed commercial project. The northeastern portion of the site that would be occupied by the proposed commercial uses would be rezoned to *General Commercial (C-G)* and the General Plan designation would be changed to the *General Commercial*. The future five residential parcels would remain *Residential-Estate*.

**ENVIRONMENTAL
INFORMATION:**

The proposed project site is located on a 9.98-acre property that is largely vacant though it had been disturbed. The site’s elevation is approximately 2,874 feet above mean sea level (AMSL) in the site’s northeast corner to 2,850 feet AMSL in the southeast corner. The proposed overall area within the site is generally level with a 25-foot gradient trending towards the southeast. The southern portion of the site has been graded. Utility lines extend along the site’s Waalew Road frontage. The remainder of the site is occupied by creosote scrub (*Larrea tridentata*). The property is currently zoned as R-E

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(Residential – Estate). Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Vacant land abuts the project site to the north. This area is zoned as R-E (Residential Estate) in the Town of Apple Valley Zoning Map.
- *East of the project site:* Vacant, undisturbed land is located to the east of the project site. This area is zoned as R-E (Residential Estate) in the Town of Apple Valley Zoning Map.
- *South of the project site:* Waalew Road extends along the project site's south side. A single-family residence is located further south, on the south side of the aforementioned roadway. This area is zoned as R-EQ (Residential Single-Family Equestrian) in the Town of Apple Valley Zoning Map.
- *West of the project site:* Central Road extends along the project site's west side. A single-family residence is located further west, to the west of the aforementioned roadway. This area is zoned as R-E (Residential Estate) in the Town of Apple Valley Zoning Map.

FINDINGS:

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the Town of Apple Valley determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

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REVIEW: The Town of Apple Valley invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins November 06, 2023 and ends on December 06, 2023. Written comments must be received at the Town of Apple Valley Planning Division located at 14955 Dale Evans Parkway, Apple Valley, California 92307. Attention: Daniel Alcayaga, AICP, Planning Manager or via email at dalcayaga@applevalley.org by 5:00 PM on December 06, 2023. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

Town of Apple Valley, Planning Division
14955 Dale Evans Parkway
Apple Valley, California 92307

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

Please send your comments to the attention of Daniel Alcayaga, AICP, Planning Manager, 14955 Dale Evans Parkway, Apple Valley, California 92307, Planning Division. Your responses are requested by December 06, 2023.



Marc Blodgett, CEQA Consultant

Date: November 3, 2023

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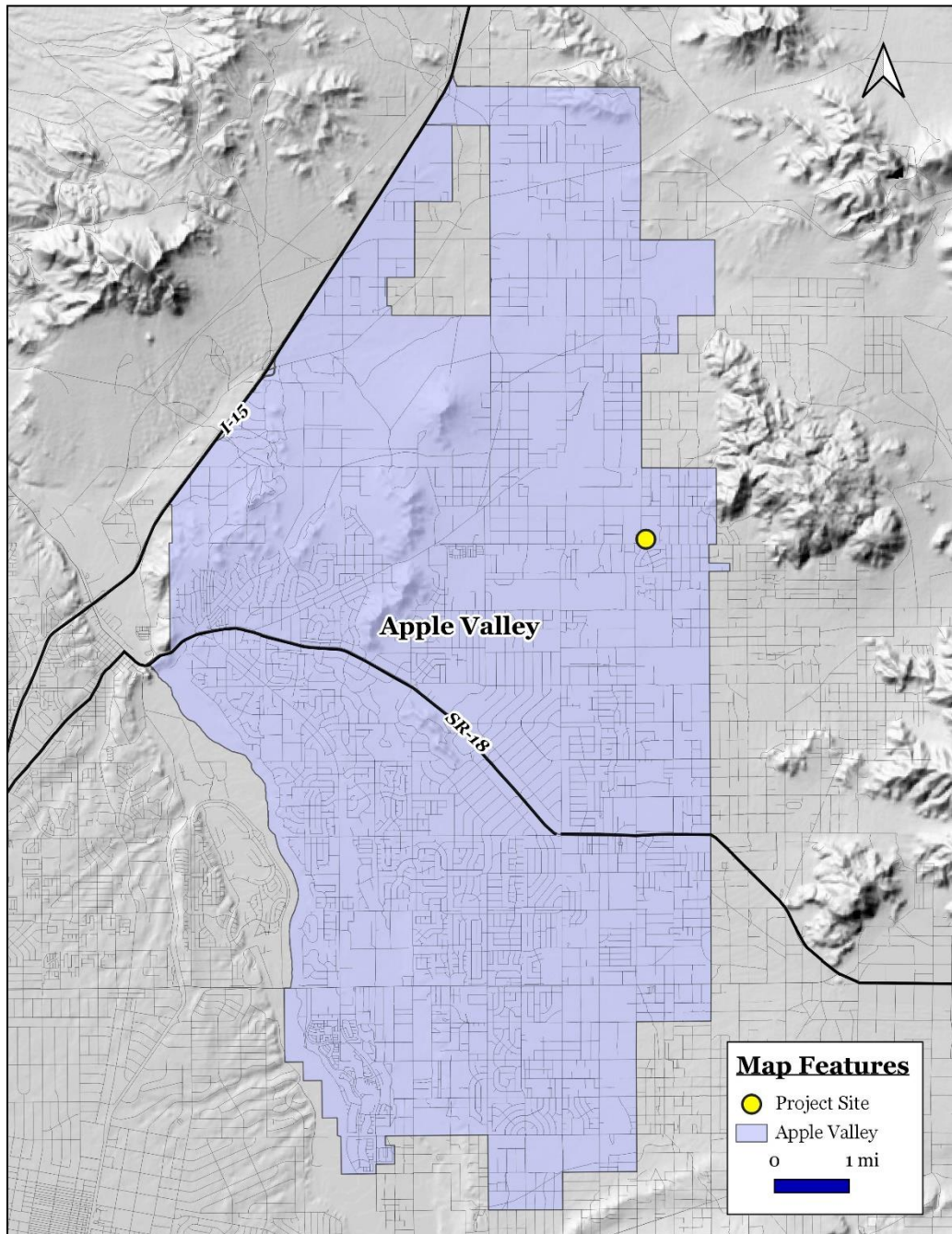


FIGURE 1. CITYWIDE MAP

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FIGURE 2. VICINITY MAP