

**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 Alacayaga, AICP, Planning Manager

PROJECT TITLE: Conditional Use Permit CUP 2023-001, Self-Storage Facility

PROJECT DESCRIPTION: Consideration of a Conditional Use Permit to allow construction and operation of a Self-Storage Facility with three storage unit buildings including an 826 square foot office on approximately 4.4-acres of vacant land. Access to the facility would be via a 40-foot-wide driveway at Bear Valley Road with secondary access being a 26-foot-wide driveway from Itoya Vista Road. The Proposed Project would include one climate controlled (air conditioned) storage building and two storage buildings that would be drive-up with no climate control (non-air conditioned). The loading area for entrance into the climate-controlled building (Storage Building 1) would be located on the eastern side of the building. Storage Building 1 would be 60,789 square-feet and have a total of 285 storage units varying in size: from 5'x5'. The non-climate-controlled buildings (Drive-up Building 1 with 6,660 square-feet and Drive-up Building 2 with 11,456 square-feet) would total 18,116 square-feet and have a total of (82) 10'x20 units at 200 square-feet per unit. The Project would involve associated improvements, including a loading area one loading dock, truck, vehicle, and bicycle parking, frontage improvements (sidewalk), off-site roadway and shoulder pavement improvements, and landscaped areas.

The Proposed Project is consistent with the current General Plan Designation and Zoning Designation of General Commercial (C-G).

PROJECT LOCATION: South of Bear Valley Road, North of Sandia Road, west of Itoya Vista Road, and east of De Varian Lane. The Project Site consists of (APN: 0434-042-15).

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 Biological Resources; Cultural Resources; Geology and Soils; Noise; and Tribal Cultural Resources.

PUBLIC REVIEW PERIOD: The Town of Apple Valley invites you to comment on the Initial Study/Mitigated Negative Declaration. The public review period begins April 2, 2024, and ends May 2, 2024. 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 Alacayaga, Planning Manager or via email at dalcayaga@applevalley.org by 5:30 PM on May 2, 2024. Copies of the IS/MND can also be found online at <https://www.applevalley.org/services/planning-division/environmental>