

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Buffalo Trading Post Plaza
Lead Agency: Town of Apple Valley **Contact Person:** Amanda Malone, Associate Planner
Mailing Address: 14955 Dale Evans Parkway **Phone:** 760-240-7000 Ext. 7202
City: Apple Valley **Zip:** 92307 **County:** San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Town of Apple Valley
Cross Streets: Southeast corner of U.S. Highway 18 and Rancherias Road **Zip Code:** 92307
Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W **Total Acres:** 11.82±
Assessor's Parcel No.: 311-217-116, -117, -118 **Section:** _____ **Twp.:** _____ **Range:** _____ **Base:** SBBM
Within 2 Miles: State Hwy #: 18 **Waterways:** _____
Airports: _____ **Railways:** _____ **Schools:** _____

Document Type:
 CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec **Other:** _____ FONSI _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:
 Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. 43909 Acres 7.6± Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:
 General Commercial (C-G), Medium Density Residential (R-M), Open Space (O-S)

Project Description: (please use a separate page if necessary)

The proposed Buffalo Trading Post Plaza would result the development of a mixed-use commercial plaza. Phase one of the Project proposes the development of a coffee shop with a drive-through, car wash, retail buildings, a tire shop, and two drive-through restaurants, totaling approximately 43,909 square feet on approximately 7.6 acres of the site. An additional three acres will be developed in a second phase and would potentially include general retail, office, or additional drive-through restaurants. The remaining 1.07-acres will not be disturbed, and will be left as open space. The Project is comprised of Development and Special Use Permit applications and Tentative Parcel Map No. 20702. The Tentative Parcel Map will subdivide the site into nine parcels, seven of which (Parcels 1-7) are proposed for commercial development during phase one of the Project. One parcel (Parcel 8) is proposed for future development, and one parcel (Parcel 9) is to remain undisturbed.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".


- | | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 30, 2024 Ending Date September 30, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova Planning & Research, Inc.</u>	Applicant: <u>Ara Tchaghlassian, Hwy 19 Rancherias LLC</u>
Address: <u>42635 Melanie Place, Suite 101</u>	Address: <u>4490 Ayers Avenue</u>
City/State/Zip: <u>Palm Desert, CA 92211</u>	City/State/Zip: <u>Vernon, CA 90058</u>
Contact: <u>Nicole Sauviat Criste</u>	Phone: <u>562-977-8565</u>
Phone: <u>760-341-4800</u>	

Signature of Lead Agency Representative:  Date: Aug 29, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.