

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Buffalo Trading Post Plaza

Lead Agency: Town of Apple Valley

Contact Name: Amanda Malone, Associate Planner

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Project Location: Apple Valley, San Bernardino County
City County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: The project could result in impacts to special status plants, desert tortoise, desert kit fox, and migratory birds. Pre-construction surveys, worker education, and daily inspections are required to assure that impacts will be less than significant.

Cultural Resources: Buried cultural resources could be uncovered during site grading. Monitoring will be required to assure that impacts are less than significant.

Geology: Impacts from seismic events could be significant. Pre-construction geological analysis will mitigate this issue to less than significant levels.

Traffic: Improvements are needed to two intersections to assure compliance with Town General Plan policies.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known at this time.

Provide a list of the responsible or trustee agencies for the project.

Regional Water Quality Control Board
California Department of Fish and Wildlife (Joshua tree permit)
MDAQMD