

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: San Bernardino
Address: 385 N. Arrowhead Ave. 2nd floor
San Bernardino, CA 92415

From:

Public Agency: Town of Apple Valley
Address: 14955 Dale Evans Parkway
Apple Valley, CA 92307
Contact: Orlando Acevedo
Phone: 760-240-7000

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024081250
Project Title: Buffalo Trading Post Plaza
Project Applicant: Ara Tchaghlassian
Project Location (include county): Southeast corner of SR-18 and Rancherias Road, Apple Valley, San Bernardino County

Project Description:

The proposed Buffalo Trading Post Plaza would result the development of a mixed-use commercial plaza. The Project is comprised of Development and Special Use Permit applications and Tentative Parcel Map No. 20702. The Tentative Parcel Map will subdivide the 11.8 acre site into nine parcels. Specific users for buildings 1, 3, 4, and 5 have been identified. Building 1 will be occupied by an Aldi grocery store, building 3 by Chipotle Mexican Grill, building 4 by Wendy's, and building 6 by Dutch Bros Coffee. No specific user is currently known for buildings 2, 5, or 7. This first phase would result in 43,910± SF of development. The second phase could generate 35,000± SF of additional commercial space.

This is to advise that the Town of Apple Valley Planning Commission has approved the above described project on 10/16/24 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final IS/MND with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at: Apple Valley Town Hall, 14955 Dale Evans Parkway, Apple Valley, CA 92307.

Signature (Public Agency): [Signature] Title: ASSISTANT TOWN MANAGER
Date: 10/18/24 Date Received for filing at OPR: