



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION
Moussa Waw

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the Moussa Waw General Plan (GPA) Amendment and Conditional Use Permit.

Project Title: Moussa Waw

Project No.: P201600565

Project Location: 26426 National Trails Highway southwest corner of Vista Road and National Trails in the Helendale Area.

Project Description: A General Plan Amendment (GPA) to change the Land Use designation of 1.71 acres from Rural Living (RL) to General Commercial (CG) and a Conditional Use Permit (CUP) to permit the development of a 4,998 sq. ft. convenience store and fueling station and a Major Variance to reduce the front yard and street side landscape setback from 25 feet to 10 feet in the Helendale Area.

Environmental Review and Public Comment: The circulation of the Draft Initial Study/Mitigated Negative Declaration is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187**

You may obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/desert.aspx> or by emailing the Planner at reuben.arceo@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/MND closes on **July 19, 2018 at 4:30 PM**. Please submit comments to reuben.arceo@lus.sbcounty.gov or to:

Reuben J. Arceo, Planner
(909) 387-4387
County of San Bernardino
Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
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