



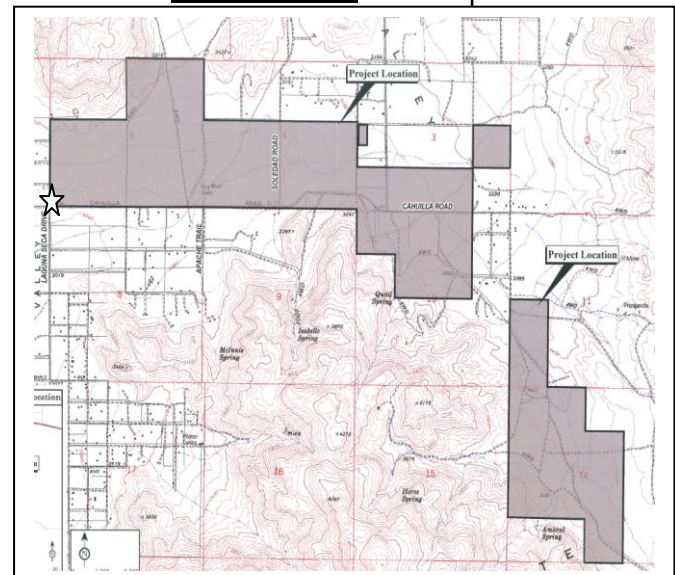
NOTICE OF HEARING

**A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE
PLANNING COMMISSION
TO CONSIDER THE FOLLOWING APPLICATION:**

PROJECT DESCRIPTION

APN: 0436-032-21,30; 0436-021-13-16; 0436-041-02-04,16;
0436-261-10,14; 0436-261-14; 0436-081-01-05.
APPLICANT: STRATA EQUITY GROUP, INCORPORATED
COMMUNITY: APPLE VALLEY / 1ST DISTRICT
LOCATION: LAGUNA SECA DRIVE AND CAHUILLA ROAD,
NORTHEAST CORNER*(See Shaded Area on the Map).
PROJECT #: P200700944
PROPOSAL: HACIENDA AT FAIRVIEW VALLEY SPECIFIC PLAN
(HFVSP)
A) SPECIFIC PLAN FOR A MASTER PLANNED
COMMUNITY, INCLUDING 3,114 RESIDENTIAL UNITS,
15 ACRES OF COMMERCIAL, AND 336 ACRES OF
PARKS, EQUESTRIAN AND OPEN SPACE ON 1,557
ACRES.
B) GENERAL PLAN LAND USE ZONING
DISTRICT AMENDMENT FROM RL-5, RL-20 AND RL-40
TO SP (SPECIFIC PLAN) ON 1,557 ACRES.
C) DEVELOPMENT CODE AMENDMENT TO
ADD THE PROPOSED SPECIFIC PLAN TO THE LIST OF
SPECIFIC PLANS IN THE COUNTY.
STAFF: KEVIN WHITE/VERN JONES
REP(S): ALLARD ENGINEERING

VICINITY MAP



DATE AND TIME OF HEARING: December 5, 2013 at 9:00 a.m. or there after.

PLACE OF HEARING: SAN BERNARDINO COUNTY GOVERNMENT CENTER
Board Chambers on first floor
385 North Arrowhead Avenue - [Between 3rd and 5th Streets]
San Bernardino, CA 92415

Any person affected by this application may submit their concerns in writing prior to the hearing or appear in person and be heard in support or opposition to the proposal at the time of the hearing.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Due to time constraints and the number of persons wishing to give oral testimony, time restrictions may be placed on oral testimony at the public hearing regarding this proposal. You may wish to make your comments in writing to assure that you are able to express yourself adequately.

The proposed project application and environmental finding may be viewed at the Planning Division at 385 N. Arrowhead Ave., 1st Floor; San Bernardino, CA from 8:00 a.m. until 5:00 p.m. To assure that someone will be available to assist you, staff requests you call the Division at (909) 252-5107 to set a time to review the documents. NOTE: The Planning Commission in their deliberation could recommend an alternative proposal for the above project.



A Project-level Environmental Impact Report (EIR) was prepared for the project, which evaluated potentially significant effects for the following environmental areas of concern: 1) Aesthetics, Light, and Glare; 2) Air Quality, including Climate Change and Greenhouse Gases; 3) Biological Resources; 4) Cultural and Historical Resources; 5) Geology, Soils, and Seismicity; 6) Hazards and Hazardous Materials; 7) Hydrology, Drainage, and Water Quality; 8) Land Use and Planning; 9) Noise; 10) Public Services and Utilities; 11) Population and Housing; and 12) Transportation and Traffic. The potential environmental effects have been analyzed in an EIR (SCH #2008111009) (EIR), which is subject to certification by the Board of Supervisors.

The Draft EIR for the proposed project was distributed on November 11, 2009. This began the 45-day public review period, which ended on December 29, 2009. However, at the request of members of the public, the public review period was extended by the County until January 11, 2010. The Final EIR includes any additional or clarifying information resulting from preparation of the Responses to Comments as well as any minor revisions (additions or deletions) to the text of the Draft EIR.

All of these potential environmental impacts were determined to be capable of being reduced to a less than significant level except in the following areas: 1) Aesthetics, 2) Air Quality, 3) Biological Resources, and 4) Traffic and Circulation.

The Final EIR for the project is now available for public review. The Final EIR has been prepared under the supervision of the County of San Bernardino Land Use Services Department, and is made available to the public, and to affected and interested agencies, in accordance with CEQA and the CEQA Guidelines.

The Final EIR is available for review at the following locations:

San Bernardino County
Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

San Bernardino County
Land Use Services Department
Planning Division
15900 Smoke Tree St.
Hesperia, CA 92345

Apple Valley Library
Natalie Griffen, Librarian
14901 Dale Evans Pkwy.
Apple Valley, CA 92307

Victorville City Library
Lenda Walker, Librarian
15011 Circle Drive
Victorville, CA 92395

The text of the Final EIR is also posted on the San Bernardino County Land Use Services Department web page at www.sbcounty.gov/landuseservices. Written comments and/or document requests should be addressed to:

County of San Bernardino
Land Use Services Department, Advance Planning Division
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182
Attn: Kevin White
kwhite@ludsbcounty.gov