

# FINAL SUBSEQUENT INITIAL STUDY / MITIGATED NEGATIVE DECLARATION CORDOVA BUSINESS CENTER PROJECT

December 2024

SCH No. 2024100839

## FINDINGS of FACT

*Prepared for:*



Town of  
Apple Valley

### TOWN OF APPLE VALLEY

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Apple Valley, California 92307

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40 YEARS CHARTING THE COURSE TO EXCEPTIONAL DEVELOPMENT

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Town of Apple Valley



Town of Apple Valley

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# 1 INTRODUCTION

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In accordance with the California Environmental Quality Act (CEQA) Section 15073, the Cordova Business Center Project Draft Subsequent Initial Study / Mitigated Negative Declaration (SIS/MND) was circulated for review for 30 days beginning on October 16, 2024 and ending on November 18, 2024. In response to the publication of the Draft SIS/MND for public review, five comment letters were received by the Town of Apple Valley (Lead Agency) from members of the public.

Although CEQA does not require written responses to comments on an SIS/MND the FINAL SIS/MND presents the comments received during the public comment period and provides responses from the Lead Agency that are incorporated into the SIS/MND. All comments have been reviewed and addressed by the consulting firm that prepared the subject technical studies referenced in the comments. Based on the technical analyses by the technical consulting firm, no new significant environmental impacts were identified.

## 2 FINDINGS OF FACT

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In accordance with CEQA Section 15074 Consideration and Adoption of a Negative Declaration or Mitigated Negative Declaration, the Town of Apple Valley (Lead Agency) has considered the proposed mitigated negative declaration together with the comments received during the 30-day public review process. The Town has determined that on the basis of the whole record before it including the Subsequent Initial Study prepared for the proposed Project and any comments received that there is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects Town's independent judgment and analysis.

In making the findings in adopting a mitigated negative declaration pursuant to CEQA Section 21080. subdivision (c), paragraphs (1) and (2) the following requirements have been met. CEQA provides that if a lead agency determines that a proposed project, not otherwise exempt from this division, would not have a significant effect on the environment, the lead agency shall adopt a negative declaration to that effect. The negative declaration shall be prepared for the proposed project in either of the following circumstances:

- (1) There is no substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment.
- (2) An initial study identifies potentially significant effects on the environment, but (A) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (B) there is no substantial evidence, in light of the whole record before the lead agency, that the project, as revised, may have a significant effect on the environment.<sup>1</sup>

In making the findings in adopting a mitigated negative declaration pursuant to CEQA Section 21081.6. subdivision (a), paragraphs (1) and (2) the following requirements have been met:

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<sup>1</sup> REFERENCE: CEQA Chapter 2.6: General § 21080. Division Application to Discretionary Projects; Nonapplication; Negative Declarations; Environmental Impact Report Preparation<sup>2</sup> REFERENCE: CEQA § 21081.6. FINDINGS OR NEGATIVE DECLARATIONS; REPORTING OR MONITORING PROJECT CHANGES; EFFECT ON ENVIRONMENT; CONDITIONS (A)(2)

- (1) The Town has prepared and shall adopt a mitigation monitoring and reporting program, "*Cordova Business Center SIS/MND Mitigation Monitoring and Reporting Program*" (MMRP) for the changes made to the project and has incorporated all mitigation measures as conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program has been designed to ensure compliance during project implementation.
- (2) For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, the Town has incorporated mitigation measures into the MMRP.

The Town is the custodian of the documents and other material that constitute the "*record of the proceedings*"<sup>2</sup> (the Record) upon which its decision is based. The Record shall be located at the following location:

Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, CA 92307

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<sup>2</sup> REFERENCE: CEQA § 21081.6. FINDINGS OR NEGATIVE DECLARATIONS; REPORTING OR MONITORING PROJECT CHANGES; EFFECT ON ENVIRONMENT; CONDITIONS (A)(2)

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