

FINAL INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

WAALEW ROAD TRUCK AND TRAILER FACILITY PROJECT

August 2026

SCH No. 2025090178

FINDINGS of FACT

Prepared for:



TOWN OF APPLE VALLEY

14955 Dale Evans Parkway
Apple Valley, California 92307

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1 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) Section 15073, the Waalew Road Truck and Trailer Facility Project Draft Initial Study / Mitigated Negative Declaration (IS/MND) was circulated for review for 40 days beginning on September 5, 2025 and ending on October 16, 2025. In response to the publication of the Draft IS/MND for public review, 19 comment letters were received by the Town of Apple Valley (Lead Agency) including one from a public agency, 17 from members of the public, and a circulated petition in opposition of the project.

Although CEQA does not require written responses to comments on an IS/MND, the FINAL IS/MND presents the comments received during the public comment period and provides responses from the Lead Agency, as well as any revisions incorporated into the IS/MND. All comments have been reviewed and addressed by the consulting firm that prepared the IS/MND and associated 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

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 40-day public review process. The Town has determined that on the basis of the whole record before it including the 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 Town of Apple Valley Planning Commission has reviewed and considered the information contained in the Initial Study/Mitigated Negative Declaration (MND), comments received, other documents contained in the administrative record, and all other written and oral evidence presented to the Planning Commission for the Project (collectively, the "Record.") Based on the whole record before it, the Planning Commission finds the following:

- (1) The MND and the Mitigation Monitoring and Reporting Program (MMRP) have been completed in compliance with CEQA and the State CEQA Guidelines.
- (2) The Project would have potentially significant effects but those impacts can be mitigated to less than significant through mitigation measures outlined in the MND and the MMRP. Accordingly, there is no substantial evidence, in light of the whole record before the Planning Commission, that the Project may have a significant effect on the environment. The Planning Commission finds that the MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the Planning Commission.

- (3) No new significant environmental effects have been identified in the MND and no changes to the MND constitute substantial revisions requiring recirculation under State CEQA Guidelines section 15073.5. All of the mitigation measures contained in the MMRP have been made conditions of Project approval in accordance with State CEQA Guidelines section 15074(d).
- (4) The Town is the custodian of the documents and other material that constitute the *"record of the proceedings"*² (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

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

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