NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

LEAD AGENCY: Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, CA 92307

CONTACT PERSON: Amanda Malone, Associate Planner

PROJECT TITLE: Waalew Road Truck and Trailer Facility

PROJECT DESCRIPTION: A proposal to develop a truck and trailer parking facility with a guard shack (including restroom for guard use only) consisting of 114 square-feet, 430 parking spaces in total: 426 spaces each at 12' by 55', three standard car spaces, and one handicap accessible space on 14.6 acres within the Planned Industrial (I-P) zoning district.

PROJECT LOCATION: The site's Accessor Parcel Number (APN) is 0440-014-11. There is currently no address assigned to this site, but it is located on the southern side of Waalew Road, approximately 440 feet west of Navajo Road.

FINDINGS / DETERMINATION: Based on a preliminary analysis, the Town of Apple Valley, as lead agency, intends to adopt a Mitigated Negative Declaration for the project listed in this notice. The Initial Study Checklist determined that the proposed Project could result in potentially significant effects and therefore the Town will incorporate mitigation measures on the development that would avoid or mitigate effects to a point where clearly no significant environmental impacts will occur.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Draft Mitigated Negative Declaration will commence at 8:00 a.m. on September 5, 2025, and end on October 5, 2025 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address: amalone@applevalley.org.

PUBLIC HEARING: The date for the Planning Commission hearing on the Project and the Mitigated Negative Declaration has not yet been set. Please contact Amanda Malone, Associate Planner, to learn the Planning Commission hearing date.

The Initial Study and Mitigated Negative Declaration are available for public review on the Town's Planning Division website at "https://www.applevalley.org/services/planning-division/environmental