

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: San Bernardino
 Address: 385 N. Arrowhead Ave. 2nd floor
San Bernardino, CA 92415

From:

Public Agency: Town of Apple Valley
 Address: 14955 Dale Evans Parkway
Apple Valley, CA 92307
 Contact: Orlando Acevedo
 Phone: 760-240-7000

Lead Agency (if different from above):
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): previously certified 2009 General Plan EIR SCH #2008091077 (Addendum will not be issued an SCH number)

Project Title: Watson High Desert Logistics Center

Project Applicant: Watson Land Company

Project Location (include county): Apple Valley, San Bernardino County, California

Project Description: Development of two non-contiguous sites known as the “East Project site” and the “West Project site”, encompassing a total of approximately 200 acres in the north part of the Town, within the North Apple Valley Industrial Specific Plan area. The two sites are collectively referred to as the “Project”, as their combined potential adverse environmental impacts are evaluated in one document titled “Addendum to the Environmental Impact Report for the Town of Apple Valley 2009 General Plan and Annexations 2008-001 and 2008-002”. The East site consists of approximately 152.5 acres and is bounded by Johnson Road to the north, Central Road to the east, future Kensington Street to the south, and Navajo Road to the west. The West site consists of approximately 47.7 acres and is bounded by existing industrial development to the north, Navajo Road to the east, Dachshund Avenue to the west and Los Padres Road to the south. Both sites are currently vacant and undeveloped, with evidence of both native and non-native vegetation, as well as evidence of off-highway vehicle trails. The two development sites are generally surrounded by vacant undeveloped lands. Victor Valley College Regional Public Safety Training Center is located west of the East Site. An existing industrial logistics center is located immediately north of the West Site. The two sites are being considered for permits under separate Town entitlement application numbers, with the East Site as SPR 2022-010, and the West Site as SPR 2022-009. The East Site also requires a tentative parcel map (TPM No. 20658) to merge and re-subdivide its ten legal parcels into two resulting parcels. Development of three speculative warehouse buildings is proposed on the two sites, totaling approximately 3.73 million square feet. The East Site is proposed to be developed with two buildings of 1.63 million square feet and 1.2 million square feet for a total of 2.83 million square feet. The West Site is proposed to be developed with an 896,500 square foot building. On- and off-site utilities, street dedications and improvements and other related improvements are proposed. The sites and buildings are designed to be flexible and meet the needs of a variety of potential future tenants, including a broad range of clean manufacturing and warehousing uses.

This is to advise that the Town of Apple Valley Assistant Town Manager has approved the above
 Lead Agency or Responsible Agency)
 described project on August 6, 2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Addendum to the Apple Valley General Plan Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

The final General Plan EIR Addendum with comments, responses and record of project approval, is available for review at Apple Valley Town Hall, 14955 Dale Evans Parkway, Apple Valley, CA 92307.

Signature (Public Agency): _____

Title: _____

Date: _____

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011