

NOTICE OF PUBLIC HEARING
THE TOWN OF APPLE VALLEY PLANNING COMMISSION WILL MEET
ON WEDNESDAY, AUGUST 6, 2025 AT 6:00 P.M.

Town Hall Council Chambers
14955 Dale Evans Parkway
Apple Valley, CA 92307

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE TOWN OF APPLE VALLEY PLANNING COMMISSION TO CONSIDER THE FOLLOWING:

Case: Tentative Parcel Map No. 20658 and Site Plan Review SPR 2022-010

Applicant: Watson Land Company

Proposal: Tentative Parcel Map (TPM No. 20658) and Site Plan Review (SPR 2022-010) for the Watson High Desert Logistics Center East Site to construct two eCommerce buildings of 1.6 million square feet and 1.23 million square feet for a total of 2.83 million square feet on approximately 152.5 acres in the North Apple Valley Industrial Specific Plan area. The Tentative Map would re-subdivide the site's ten legal parcels into two parcels of 89.5 and 63 net acres.

**Environmental
Determination:**

The Town certified an Environmental Impact Report (SCH #2008091077) and adopted the Apple Valley General Plan and Annexations 2008-001 & 2008-002 in 2009. The General Plan EIR analyzed potential impacts associated with full buildout of the Town, including within the North Apple Valley Industrial Specific Plan (NAVISP). The Watson Project (both the "East" and "West" sites) is located in the NAVISP area. Because the NAVISP is treated as a land use designation in the General Plan, lands in the NAVISP were analyzed based on their NAVISP designations in the General Plan EIR. The Project proposal and its two sites are thus within the scope of the previously certified General Plan EIR. An addendum was therefore prepared focusing on potential project-related impacts that might change the conclusions reached in the General Plan EIR. Based on information contained in the Addendum, the Project would not result in new significant impacts or substantial increases in the severity of the significant impacts identified in the General Plan EIR.

Location: The project site is bounded by Navajo Road on the west, Johnson Road on the north, Central Road on the east and future Kensington Street to the south (APNs 0463-232-02, -03, -04, -05, -06, -53, -54, -55, -56 and -73).

THE MEETING IS BROADCAST LIVE AND VIEWABLE ON FRONTIER CHANNEL 29 OR CHARTER SPECTRUM CHANNEL 186 AND LIVE STREAMED ONLINE AT APPLEVALLEY.ORG. FOR INDIVIDUALS NOT PHYSICALLY PRESENT AND STILL WISHING TO MAKE PUBLIC COMMENTS, YOU MAY COMMENT IN ONE OF TWO WAYS: 1) COMMENTS AND CONTACT INFORMATION MAY BE EMAILED TO PUBLICCOMMENT@APPLEVALLEY.ORG BY 12 P.M. WEDNESDAY, AUGUST 6, 2025, TO BE INCLUDED IN THE RECORD; 2) A REQUEST TO SPEAK MAY BE EMAILED TO THE SAME

EMAIL ADDRESS AS ABOVE AND AT THE TIME OF THE REQUESTED AGENDA ITEM, THE PLANNING COMMISSION SECRETARY WILL PLACE A PHONE CALL TO THE COMMENTER AND ALLOW THEM TO SPEAK TO THE PLANNING COMMISSION VIA SPEAKER PHONE DURING THE LIVE MEETING FOR A MAXIMUM OF THREE MINUTES.

Any interested party may appear and present information which may be of assistance to the Planning Commission on this proposal and environmental determination.

The Planning Commission in its deliberation may approve, deny or request modifications.

The project application and environmental documentation may be viewed at the Town of Apple Valley Planning Division, 14955 Dale Evans Parkway, Apple Valley, CA 92307, Monday - Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. (closed the subsequent Fridays). The Project's environmental documentation will be available on the Town website at <https://www.applevalley.org/services/planning-division/environmental> starting on July 25, 2025. The Project's Planning Commission Agenda packet will be available here: <https://www.applevalley.org/government/town-meeting-agendas-and-minutes>, at least three business days prior to the Public Hearing.

For further information please contact the project planner, Richard Hirsch, via phone at (415) 377-7826 or email at rhirsch@interwestgrp.com, or contact the Planning Department at (760) 240-7000.

The Town of Apple Valley strives to be in compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate in Planning Commission meetings, please contact the Town Clerk's Office as far in advance of the meeting as possible.

If you challenge the project 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 Town Planning Division at, or prior to, the Public Hearing.

Published, Posted and Mailed: July 25, 2025