

**DATE FILED & POSTED**

Posted On: 8.1.25

Removed On: 9.12.25

Receipt No: 36-08072025 -570

**Notice of Determination**

**Appendix D**

**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

CLERK OF THE BOARD OF SUPERVISORS  
2025 AUG - 7 AM 11:38  
SAN BERNARDINO COUNTY

**Project Description:** On August 6, 2025, the Town of Apple Valley Planning Commission approved: 1) Resolution 2025-007, to adopt the Addendum to the EIR for the Town of Apple Valley 2009 General Plan and Annexations 2008-001 and 2008-002 and the Mitigation Monitoring and Reporting Program; 2) Resolution 2025-008 approving Tentative Parcel Map No. 20658 and Site Plan Review No. SPR 2022-010; and 3) Resolution 2025-009 approving Site Plan Review No. SPR 2022-009. The project consists of the 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 Planning Commission 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 more significant effect on the environment than previously identified in the certified Apple Valley General Plan Environmental Impact Report.
2. An Addendum to the Apple Valley General Plan Environmental Impact Report was prepared and adopted in full compliance with CEQA, CEQA Guidelines, and the Town's Local CEQA guidelines, and reflects the independent judgment of the Town.
3. The Project is subject to the previously identified mitigation measures identified in the previously certified Apple Valley General Plan Environmental Impact Report, and [ were  were not] made a condition of the approval of the project.
4. The Project does not present new information of substantial importance that was not known and could not have been known at the time the Apple Valley General Plan Environmental Impact Report was certified.
5. A Statement of Overriding Considerations [ was  was not] previously adopted for the original project in the certified Apple Valley General Plan Environmental Impact Report, and are not required for the Project because it does not have any significant and unavoidable impacts beyond those identified in the certified Apple Valley General Plan Environmental Impact Report.
6. Findings [ were  were not] made pursuant to Public Resources Code section 21166 and CEQA Guidelines section 15162 relating to subsequent environmental review.

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: ASSISTANT TOWN MANAGER  
 Date: 080725 Date Received for filing at OPR: \_\_\_\_\_

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

Revised 2011

CLERK OF THE  
 BOARD OF SUPERVISORS  
 2025 AUG - 7 AM 11:39  
 SAN BERNARDINO COUNTY  
 CALIFORNIA



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

**Print** **StartOver** **Save**

RECEIPT NUMBER:  
 36 — 08072025 — 570  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
**2008091077**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>Town of Apple Valley</b>	LEAD AGENCY EMAIL -	DATE <b>08072025</b>
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER -	

PROJECT TITLE

**Watson High Desert Logistics Center**

PROJECT APPLICANT NAME <b>Watson Land Company</b>	PROJECT APPLICANT EMAIL -	PHONE NUMBER <b>(760)240-7000</b>
PROJECT APPLICANT ADDRESS <b>14955 Dale Evans Parkway</b>	CITY <b>Apple Valley</b>	STATE <b>CA</b>
		ZIP CODE <b>92307</b>

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |       |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,123.50 | \$ | 0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,968.75 | \$ | 0.00  |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,401.75 | \$ | 0.00  |
| <br>  |            |    |       |
| <input type="checkbox"/> Exempt from fee  |            |    |       |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |       |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |       |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)        |            |    |       |
| <hr/>   |            |    |       |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00 |
| <input type="checkbox"/> Other  |            | \$ |       |

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other    
 TOTAL RECEIVED \$ 50.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>Alicia Meza, Deputy Clerk</b>
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**NOTICE OF DETERMINATION**

reciept  
# 384980

TO: X County Clerk  
County of San Bernardino,  
385 N. Arrowhead, 2nd Floor  
San Bernardino, CA 92415-0130

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

X Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

**Subject:** Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

**Project Title:** General Plan Amendment No. 2008-001, Annexation 2008-001 and Annexation 2008-002

**Project Description:** General Plan Amendment No 2008-001 consists of a comprehensive update of the Town of Apple Valley General Plan. The General Plan area encompasses approximately seventy-two (72) square miles. Annexation 2008-001 encompasses 4.3± square miles, most of which is undeveloped. Annexation No. 2008-002 is 1.3± square miles, and includes limited industrial (aggregate quarry) development.

State Clearinghouse Number	Contact Person	Telephone Number
2008091077	Lori Lamson, Assistant Director Community Development	760-240-7000

**Project Location (Include County):** The Town limits can generally be described as follows: bounded on the west by the Mojave River and U.S. Interstate 15, on the north by the northern section lines of Sections 3, 4 and 5, Township 6 North, Range 3 West, San Bernardino Base and Meridian, on the east by Central Avenue and Joshua Road, and on the south by Tussing Ranch Road and Ocotillo Way. Annexation No. 2008-001 is generally bounded on the west by U.S.-Interstate 15, on the north by Morro Road, on the east by Dale Evans Parkway, and on the south by Johnson Road. Annexation No. 2008-002 is generally bounded on the west by Central Road and the eastern boundary of the Town of Apple Valley, on the north by Quarry Road, on the east by the section line of Section 14, Township 6 North, Range 3 West, Section 14, and on the south by the half-section line of Section 23 Township 6 North, Range 3 West, San Bernardino Base and Meridian.

This is to certify that the Town of Apple Valley approved the above described project on August 11, 2009 and made the following determinations:

- The project xx will     will not have a significant effect on the environment.
- xx An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.  
    A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
    A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures xx were     were not made a condition of the approval of the project.
- A statement of Overriding Considerations xx was     was not adopted for this project.
- Findings XX were     were not made pursuant to the provisions of CEQA.

*Lori Lamson*  
Signature

Assistant Director of Community Development  
Title

August 11, 2009  
Date

THIS IS TO CERTIFY THAT THE FINAL EIR (WITH COMMENTS AND RESPONSES) OR NEGATIVE DECLARATION AND RECORD OF PROJECT APPROVAL IS AVAILABLE TO THE GENERAL PUBLIC AND MAY BE EXAMINED AT:

Town of Apple Valley Community Development Department  
14955 Dale Evans Parkway  
Apple Valley, CA 92307

CLERK OF THE BOARD

AUG 12 2009  
Date Received for Filing at OPR  
COUNTY OF  
SAN BERNARDINO

DATE FILED & POSTED

SAN BERNARDINO COUNTY  
CLERK OF THE BOARD OF SUPERVISORS  
2009 AUG -7 AM 11:39