



## **Notice of Land Use Approval**

**DATE:** April 24, 2025  
**TO:** Members of the Public  
**FROM:** Rick Hirsch, Consulting Planner  
**RE:** Notice of Land Use Approval Decision - GPA 2023-002, TPM 20625, DP 2022-014, SCH #2023090366

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This is formal notification that the Town of Apple Valley certified EIR SCH #2023090366, adopted GPA 2023-002 and approved TPM 20625 and DP 2022-014 on April 22, 2025.

**CASE NUMBERS:** GPA 2023-002 TPM 20625 DP 2022-014

**SPONSOR:** FGFV IV LLC (Synergy Consulting)

**PROJECT:** General Plan Amendment, Tentative Parcel Map and Development Permit to subdivide a 178-acre lot into two lots and construct an eCommerce development comprised of two warehouse buildings totaling approximately 2.6 million square feet and related on and off-site improvements. The General Plan Amendment requests to re-align Apple Valley Road eastward between Falchion Road and Norco Street and to re-classify Norco Street from a "Major Road" to "Collector" along the project site's north boundary.

**ENVIRONMENTAL DETERMINATION:** An Environmental Impact Report was prepared pursuant to the California Environmental Quality Act and was certified during the Town Council meeting of April 22, 2025. A Notice of Determination has been timely filed with the State Office of Land Use & Climate Innovation State Clearinghouse and with the San Bernardino County Clerk.

**LOCATION:** East of Interstate 15 and frontage road, south of Norco Street, north of Falchion Road and west of quarry lands (APN 0472-031-08).

The project documents may be viewed at the Town of Apple Valley Planning Division office located at 14955 Dale Evans Parkway, Apple Valley, CA 92307, Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. The project documents may be found on the Town's website here: <https://www.applevalley.org/>

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