

NOTICE OF PUBLIC HEARING
THE TOWN OF APPLE VALLEY PLANNING COMMISSION WILL MEET
ON WEDNESDAY, JULY 15, 2026, 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:

Cases: GPA 2024-001, ZC 2024-007, DCA 2024-001, DP 2025-013, TPM 21034, Development Agreement (Apple Valley 84 Project)

Applicant: APPLE 84, LLC

Proposal: A General Plan Amendment, Zone Change, Development Code Amendment, Development Permit, Tentative Parcel Map and Development Agreement to allow development of a 1.38 million square foot e-commerce warehouse facility on a 93-acre project site.

Environmental

Determination: An Environmental Impact Report was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts of the project. The EIR identifies mitigation measures that would minimize or eliminate potentially significant impacts. A Mitigation Monitoring Program has been prepared for which mitigation measures can be applied to avoid or substantially reduce environmental effects. Findings of Fact have been prepared to explain the Town's conclusions as to potential environmental impacts. Significant and unavoidable impacts are identified in relation to Transportation (Vehicle Miles Traveled) and greenhouse gas emissions, for which a Statement of Overriding Considerations has been prepared.

Location: The project site is bounded by future Wrangler Road to the west, vacant lands and future Johnson Road to the north, Stoddard Wells Road to the south and by vacant lands to the east (APNs 0472-211-01, -02, -03, -09, -10, -11, -17, -18, -19, -20, -21 and 0472-301-01).

THE MEETING WILL BE 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. ON THE MEETING DATE TO BE INCLUDED IN THE RECORD; 2) A REQUEST TO SPEAK MAY BE EMAILED TO THE SAME 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 UP TO THREE MINUTES.

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

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 subsequent Fridays). The project's environmental analysis will be available on the Town website at: <https://applevalley.org/ceqa-related-documents/>. For further information please contact the assigned project planner, Richard Hirsch, at (415) 377-7826 or by email at rhirsch@interwestgrp.com or contact the Planning Department at 760-240-7000.

The Planning Commission in its deliberation, may recommend approval, denial or modification of the request.

The Town of Apple Valley endeavors to be in compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at 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: July 3, 2026