



**APPLE VALLEY PLANNING COMMISSION  
AGENDA**

**Wednesday, April 15, 2026, 6:00 p.m.  
Council Chamber**

**THIS MEETING IS BROADCAST LIVE AND VIEWABLE ON FRONTIER CHANNEL 29 OR CHARTER SPECTRUM CHANNEL 186 AND LIVE STREAMED ONLINE AT [APPLEVALLEY.ORG](http://APPLEVALLEY.ORG). EFFECTIVE FEBRUARY 28, 2023, THE STATE OF CALIFORNIA, COVID-19 STATE OF EMERGENCY HAS EXPIRED. THE TOWN OF APPLE VALLEY WILL CONTINUE TO SUPPORT PUBLIC COMMENTS FOR INDIVIDUALS NOT PHYSICALLY PRESENT AND STILL WISHING TO MAKE PUBLIC COMMENTS. PLEASE EMAIL YOUR COMMENT TO [PUBLICCOMMENT@APPLEVALLEY.ORG](mailto:PUBLICCOMMENT@APPLEVALLEY.ORG). COMMENTS SHOULD BE SUBMITTED BY 12:00 P.M. ON THE MEETING DATE TO BE INCLUDED IN THE RECORD.**

Materials related to an item on this agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection in the Town Clerk's Office at 14955 Dale Evans Parkway, Apple Valley, CA during normal business hours. Such documents are also available on the Town of Apple Valley website at [www.applevalley.org](http://www.applevalley.org) subject to staff's ability to post the documents before the meeting.

The Town of Apple Valley recognizes its obligation to provide equal access to those individuals with disabilities. Please contact the Town Clerk's Office, at (760) 240-7000, two working days prior to the scheduled meeting for any requests for reasonable accommodations.

The meeting will occur at 6:00 p.m. in the Council Chambers located at 14955 Dale Evans Parkway in Apple Valley, California.

- 
1. **Call to Order**
  2. **Roll Call**
    - Chairman Bruce Kallen
    - Vice-Chairman Bob Tinsley
    - Commissioner Mike Arias Jr.
    - Commissioner Jared Lanyon
    - Commissioner Thomas Pambianco
  3. **Opening Ceremonies**
    - 3.1 **Pledge of Allegiance**

4. **Public Comments**

Anyone wishing to address an item not on the agenda, or an item that is not scheduled for a public hearing at this meeting, may do so at this time. California State Law does not allow the Commission to act on items not on the agenda, except in very limited circumstances. Your concerns may be referred to staff or placed on a future agenda.

5. **Approval of Minutes**

**Recommended Motion:**

**To approve the minutes of the regular meeting of March 18, 2026.**

5.1 **Approval of Minutes for March 18, 2026, Planning Commission**  
**PREPARED BY:** Katherine Barber, Sr. Administrative Assistant

**RECOMMENDATION:** Approval

6. **Public Hearings**

**6.1 Extension No 3 - DP 2021-004 and TPM 20258**

**APPLICANT:**BMI Investments, LLC

**PROPOSAL:**A request for approval of a Final Extension of Time for Development Permit (DP) 2021-004 and Tentative Parcel Map (TPM) 20258 - A final extension of time for Development Permit and Tentative Parcel Map to create four parcels and a remainder parcel to construct a 210-unit multi-family development located on 32 acres within the Multifamily Residential (R-M) zoning district.

**LOCATION:**Located on the northwest corner of Navajo Road and Sandia Road; APN: 0434-063-02

**ENVIRONMENTAL**

**DETERMINATION:**There is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration (SCH # 2021010197) that was prepared for Development Permit (DP) 2021-004 and Tentative Parcel Map (TPM) 20258, and adopted on February 17, 2021, by the Planning Commission. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines section 15162, the proposed request is not subject to further environmental review.

**CASE PLANNER:**Nicole Montano, Associate Planner

**RECOMMENDATION:**Based upon the information contained in this staff report, and any input received from the public at the hearing, it is recommended that the Planning Commission move to

1. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for this project and adopted by the Planning Commission on February 17, 2021. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162(a), the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve one (1) Final year extension of time for Development Permit (DP) 2021-004 and Tentative Parcel Map (TPM) 20258, subject to the attached, Conditions of Approval.
4. Direct Staff to file the Notice of Exemption pursuant to CEQA Guidelines §15061(b)(3).

7. Other Business

8. Planning Commission Comments

9. Staff Comments

10. Adjournment

Recommended Motion:

The Apple Valley Planning Commission will adjourn to its next regularly Scheduled Planning Commission meeting on May 06, at 6:00 P.M.