



## TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

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# Staff Report

- AGENDA DATE:** May 15, 2013
- CASE NUMBER:** Conditional Use Permit No. 2013-01
- APPLICANT:** Silver Valley Propane
- PROPOSAL:** A request to approve a Conditional Use Permit to allow the installation of a 30,000-gallon propane tank for the purpose of propane sales to the public and a 1,496 square-foot office and maintenance garage.
- LOCATION:** The site is located on the east side of Manhasset Road, south of Powhatan Road (APN 3087-351-36).
- ENVIRONMENTAL DETERMINATION:** Based upon an Initial Study, Pursuant to the California Environmental Quality Act (CEQA), a Negative Declaration has been determined for this proposal.
- CASE PLANNER:** Carol Miller, Senior Planner
- RECOMMENDATION:** Approval

### PROJECT SITE AND DESCRIPTION

- A. Project Size  
The project site is 0.76 acre in size.
- B. General Plan Designations:  
Project Site - Service Commercial (C-S)  
North - Service Commercial (C-S)  
South - Service Commercial (C-S)  
East - Service Commercial (C-S)  
West - Service Commercial (C-S)
- C. Surrounding Zoning and Land Use:  
Project Site - Service Commercial (C-S), Vacant  
North - Service Commercial (C-S), Storage yard  
South - Service Commercial (C-S), Vacant  
East - Service Commercial (C-S), Vacant  
West - Service Commercial (C-S), Commercial buildings

D. Building Height: Permitted Maximum: 35 ft.  
 Proposed Maximum: 18.6 ft.

<u>Setback Analysis:</u>		<u>Required</u>	<u>Proposed</u>
Building	Front	35 ft.	52 ft.
	Side	0 ft.	18 & 47 ft.
	Rear	0 ft.	214 ft.
Propane Tank	Front	35 ft.	137 ft.
	Side	0 ft.	50 & 50 ft.
	Rear	0 ft.	103 ft.
Parking		10 ft.	20 ft.
Landscape	Standard	10 ft.	20 ft.

F. Parking Analysis:

Total Parking Required:	6
Total Parking Provided:	9
Handicap Parking Required:	1
Handicap Parking Provided:	1

**ANALYSIS**

A. General:

The applicant is requesting the Planning Commission's approval of a Conditional Use Permit to allow the installation of a 30,000-gallon, above ground, liquid petroleum gas (LPG) tank. LPG tanks with a capacity of 200-gallons, or less, are a permitted use within all commercial zoning designations. However, the Development Code requires the review and approval of a Conditional Use Permit by the Planning Commission prior to installing any LPG exceeding a 200-gallon capacity.

The operations at the site will consist of:

- Loading and unloading of LPG delivery trucks
- Filling of portable cylinders
- Storage of new and used LPG tanks
- Minor vehicle maintenance
- Retail sales of LPG
- Business office

The 30,000 gallon LPG storage tank will be permanently attached to the site. There will be two (2) delivery truck parked on-site when not operating. There will be a minimal number of smaller residential sized LPG tanks stored on-site and will be open to the public for filling small tanks associated with barbeques and RV's. The facility will be open Monday through Friday, 7:00 a.m. to 4:00 p.m..

B. Site Analysis:

The facility will consist of a 1,496 square-foot building, public parking and a propane dispensing area located to the rear of the office building. The site appears to have been previously cleared of native vegetation.

The floor plan of the building indicates approximately 936 square feet related to office use and 560 square feet as garage area. The garage area will be used for minor maintenance of the company's two vehicles and after hours parking of the service truck.

Typically the main concern with this type of facility is safety. All valves and dispensing equipment are secured within an expanded metal lock box and a sprinkler system is required to protect the tank. The installation is required to meet all Fire Code requirements as well as Building Codes. These codes ensure proper separation distances, adequate fire protection, signage, emergency shutoff, as well as operation and maintenance standards.

The site plan indicates an outdoor storage area of empty tanks. As required by the Development Code, any outdoor storage is required to be screened from view as seen by the adjacent street. The site plan indicates this storage area to be screened from view by a six (6)-foot high concrete masonry wall.

The site plan indicates the project will incorporate a drought-tolerant tree and shrubs within the areas in front of the building. The Code's minimum landscape requirement is ten percent (10%) of the entire site. In review of the site plan, the applicant is providing 1,615 square feet, which is eight percent (8%) of the developed area. Based on 32,946 square feet of lot area, a minimum of 3,295 square feet of landscaped area shall be provided. Also, the quantity of plant material within the street landscape setback is less than Code requirement. Recommended Condition No. P12 addresses the deficiencies with respect to landscaping.

C. Architectural Analysis

The proposed one (1) story commercial building incorporates a flat roof with a Pueblo style of architecture. A wood trellis is located on the west side of the building. The wooden trellis enhances the building's architecture as seen from the street and is a common design feature on Pueblo style architecture. To accent the front window, a decorative plant-on is proposed, however, this feature, is not proposed for the other windows. Staff is recommending that all windows be designed similar to the front window. This will help with enhancing the south and east building elevations (see recommended Condition of Approval No. P19).

The LPG tank will be installed horizontally with a maximum height of twelve (12) feet. Due to the height of the tank above the maximum fence height, staff is recommending that the propane tank be prohibited from containing any advertising and be painted in a neutral, earthen tone that will blend with the surrounding landscape.

The elevations and construction notes indicates razor wire above the six (6) foot high stucco wall. In accordance with the Development Code, razor or barbed wire is not permitted. If security is an issue, an increase in wall height is permitted, provided the wall does not exceed ten (10) feet in height.

D. Noticing:

This item was advertised as a public hearing in the Apple Valley News newspaper on April 26, 2013.

E. Conditional Use Permit Findings:

As required under Section 9.16.090 of the Development Code, prior to approval of a Conditional Use Permit, the Planning Commission must make findings. The following are the findings along with a comment to address each.

1. That the proposed location, size, design and operating characteristics of the proposed use is consistent with the General Plan and Specific Plan, the purpose of

this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;

Comment: The proposed installation of an above ground liquid petroleum gas (LPG) tank is in compliance with the Development Code and the adopted General Plan upon the review and approval of a Conditional Use Permit by the Planning Commission. The project is in conformance with Development standards for height and size, and meets the required setbacks for the Service Commercial zoning designation. The LPG tank is required to be installed, maintained and used as specified by the manufacturer and subject to the recommended Conditions of Approval. The project must also conform to the Development Code Section 9.70 "Performance Standards".

2. That the location, size, design and operating characteristics of the proposed use will be compatible with, and will not adversely affect nor be materially detrimental to, adjacent uses, residents, buildings, structures or natural resources;

Comment: The project site is zoned Service Commercial (C-S), as well as the surrounding properties. This land use designation allows a variety of land uses ranging from light industrial to retail commercial. Based on the existing zoning of the site and surrounding area, the project will not adversely affect nor be materially detrimental to, adjacent uses.

3. That the proposed use is compatible in scale, bulk, lot coverage, and density with adjacent uses;

Comment: The proposed building and use is compatible with the site and surrounding area, and has been designed with adequate setbacks and access. The use is not anticipated to generate excessive noise, vibration, traffic or other disturbances above the ambient noise levels stated within the General Plan and the Town Code within the commercial zoning district.

4. That there are public facilities, services and utilities available at the appropriate levels, or that these will be installed at the appropriate time to serve the project as they are needed;

Comment: There are existing improvements to serve the proposed site. The proposed installation of an above ground LPG tank, with adherence to the recommended Conditions of Approval, will not create a need for additional services.

5. That there will not be a harmful effect upon desirable neighborhood characteristics;

Comment: The project site is zoned Service Commercial (C-S), as well as the surrounding properties. This land use designation allows a variety of land uses ranging from light industrial to retail commercial. Based on the existing zoning of the site and surrounding area, the project will not be harmful to the characteristics of the surrounding area.

6. That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets;

Comment: The proposed LPG dispensing facility will not generate a significant amount of traffic, nor create a change to existing traffic patterns. The proposal will not adversely impact the capacity and physical character of surrounding streets.

7. That traffic improvements and/or mitigation measures are provided in a manner adequate to maintain the existing service level or a Level of Service (LOS) C or better on arterial roads and are consistent with the Circulation Element of the General Plan;

Comment: The proposed LPG dispensing facility will result in a minor increase of traffic volume; however, this increase will be negligible and will not adversely impact the capacity or physical character of surrounding streets.

8. That there will not be significant harmful effects upon environmental quality and natural resources;

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment

9. That there are no other relevant negative impacts of the proposed use that cannot be reasonably mitigated;

Comment: An initial study was prepared for the project in accordance with California Environmental Quality Act (CEQA). Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

10. That the impacts, as described in paragraphs 1 through 9 above, and the proposed location, size, design and operating characteristics of the proposed use and the conditions under which it would be maintained will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity, nor be contrary to the adopted General Plan;

Comment: The proposed LPG tank will be constructed to withstand significant stress and physical impacts. The LPG tank must be installed, maintained and used per the manufacturer's specifications, and comply all building and fire code regulations; therefore, the tank will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity of the site.

11. That the proposed conditional use will comply with all of the applicable provisions of this title.

Comment: The proposed LPG dispensing facility is in conformance with the Development Code, subject to approval of a Conditional Use Permit and adherence to the manufacturer's specifications and recommended Conditions of Approval.

12. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures.

Comment: The project is in conformance with development standards for height and size, and meets the required setbacks for the Service Commercial zoning designation. With adherence to the Conditions of Approval, there will be no substantial adverse impact on the existing visual character or quality of the site and its surroundings.

13. That the development proposal does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use.

Comment: The proposal will have a maximum height of twelve (12) feet and will not block views or dominate its surroundings. The buildings heights within the area are equal to or greater in height than the propane tank.

14. That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures.

Comment: The project is in conformance with development standards for height and size, and meets the required setbacks for the General Commercial zoning designation. With adherence to the Conditions of Approval, there will be no substantial adverse impact on the existing visual character or quality of the site and its surroundings.

15. That access to the site and circulation on and off-site is safe and convenient for pedestrians, bicyclists, equestrians and motorists.

Comment: The proposed LPG dispensing facility will not restrict pedestrian, bicyclist, equestrian, or motorist access to the other uses on the site.

### **RECOMMENDATION**

Based upon the information contained within this report, and any input received from the public at the hearing, if the Planning Commission can make the required Findings, it is recommended that the Planning Commission move to:

1. Determine that the proposed project does not have a negative impact upon the environment and adopt a Negative Declaration pursuant to the guidelines to implement the California Environmental Quality Act (CEQA) for Conditional Use Permit No. 2013-01.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings for Conditional Use Permit No. 2013-01.
3. Approve Conditional Use Permit No. 2013-01, subject to the attached Conditions of Approval.

4. Direct Staff to file the Notice of Determination.

**Prepared by:**

**Reviewed By:**

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Carol Miller  
Senior Planner

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Lori Lamson  
Director of Community Development

**ATTACHMENTS:**

- 1) Recommended Conditions of Approval
- 2) Site Plan
- 3) Floorplan
- 4) Building Elevation
- 5) Propane Tank Elevation
- 6) Surrounding Land Uses Exhibit
- 7) Zoning Map
- 8) Initial Study

## TOWN OF APPLE VALLEY

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### RECOMMENDED CONDITIONS OF APPROVAL

Case No. Conditional Use Permit No. 2013-01

**Please note:** *Many of the suggested Conditions of Approval presented herewith are provided for informational purposes and are otherwise required by the Municipal Code. Failure to provide a Condition of Approval herein that reflects a requirement of the Municipal Code does not relieve the applicant and/or property owner from full conformance and adherence to all requirements of the Municipal Code.*

#### **Planning Division Conditions of Approval:**

- P1. This project shall comply with the provisions of State law and the Town of Apple Valley Development Code and the General Plan. This conditional approval, if not exercised, shall expire three (3) years from the date of action of the reviewing authority, unless otherwise extended pursuant to the provisions of application of State law and local ordinance. The extension application must be filed, and the appropriate fees paid, at least sixty (60) days prior to the expiration date. The Conditional Use Permit becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town's Development Code.
- P2. The applicant shall agree to defend at its sole expense (with attorneys approved by the Town), hold harmless and indemnify the Town, its agents, officers and employees, against any action brought against the Town, its agents, officers or employees concerning the approval of this project or the implementation or performance thereof, and from any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of this obligation under this condition.
- P3. The approval of Conditional Use Permit No. 2013-01 by the Planning Commission is recognized as acknowledgment of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, *Appeals*, of the Town of Apple Valley Development Code.
- P4. The rendering presented to and approved by the Planning Commission at the public hearing shall be the anticipated and expected appearance of the structure upon completion.
- P5. It is the sole responsibility of the applicant on any Permit, or other appropriate discretionary review application for any structure to submit plans, specifications and/or illustrations with the application that will fully and accurately represent and portray the structures, facilities and appurtenances thereto that are to be installed or erected if approved by the Commission. Any such plans, specifications and/or illustrations that are reviewed and approved by the Planning Commission at an advertised public hearing shall accurately reflect the structures, facilities and appurtenances expected and required to be installed at the approved location without substantive deviations, modifications, alterations, adjustments or revisions of any nature.
- P6. No deviation, modification, alteration, adjustment or revision to or from the appearance, location, fixtures, features or appurtenances thereto of any type or extent shall be approved without said changes being first submitted to the Planning Commission for consideration and approval. Said review shall not rise to the level of a revision to the original Permit or



- other discretionary review, therefore necessitating a new public hearing, but shall, instead, constitute a clarification of the Planning Commission's original approval.
- P7. The filing of a Notice of Determination and Negative Declaration requires the County Clerk to collect a documentary handling fee (including State Fish and Game fee) of \$2,206.25. The fee must be paid in a timely manner in accordance with Town procedures. No permits may be issued until such fee is paid.
- P8. The LPG tank may not contain any advertising and must be painted a neutral color that blends with the surrounding landscape.
- P9. A non-plastic slatted fencing no less than six feet in height shall be provided around the tank site to screen the propane tank and other support equipment.
- P10. All lighting shall be hooded and directed as to not shine towards adjacent properties and public streets.
- P11. Parking requirements shall be met and be in compliance with Town standards. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines.
- P12. All front building setbacks and street right-of-way areas located between on-site improvements and the back of existing or future public sidewalks or street curbs, except needed access driveways, shall be fully landscaped. Based on the property street frontage, a minimum of three (3) trees and eighteen (18) shrubs are required. On-site landscaping shall be a minimum of ten percent (10%) of the entire project site. All planter areas shall be defined by a six (6) inch curb.
- P13. All required and installed landscaping shall incorporate and maintain a functioning automatic sprinkler system, and said landscaping shall be maintained in a neat, orderly, disease and weed free manner at all times.
- P14. Final landscape and irrigation plans shall be submitted prior to the issuance of Building permits and installed prior to issuance of occupancy permits subject to approval by the Planning Division.
- P15. Rooftop mechanical and electrical equipment shall be screened as an integral part of the architecture.
- P16. All identification signs shall have a separate permit and are subject to final approval by the Planning Division.
- P17. Building plans submitted for plan check shall provide documentation which indicates how the Town's Climate Action Plan (CAP) is being met.
- P18. Trash Enclosure shall be in accordance with Town Standards and is recommended to reflect the architectural design of approved project subject to the review and approval of the Planning Division.
- P19. The windows on the south and east elevations shall be designed with the same window treatment as the front window (west).

- P20. The use of a future metal building as noted on the site plan requires Planning Commission approval.
- P21. Outdoor storage shall be screened completely from view from the adjoining street by a solid wall or fence at least six (6) feet in height, but not to exceed ten (10) feet in height. Any storage shall be confined to the block wall storage area as shown on the site plan, or as solid screening is provided to screen a storage area from view.

**Engineering Division Conditions of Approval:**

- EC1. A final drainage plan with street layouts shall be submitted for review and approval by the Town Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider reducing the post-development site-developed flow to 90 percent of the pre-development flow for a 100 year design storm. (Town Resolution 2000-50; Development Code 9.28.050.C, 9.28.100)
- EC2. A final grading plan shall be approved by the Town Engineer prior to issuance of a grading permit.
- EC3. Sidewalks shall be constructed, per Town Standards, along the development frontage.
- EC4. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC5. Traffic impact fees adopted by the Town shall be paid by the developer.
- EC6. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.
- EC7. Utility lines shall be placed underground in accordance with the requirements of the Town.

**Building and Safety Division Conditions of Approval:**

- BC1. Construction must comply with current California Building Codes.

**Apple Valley Fire Protection District Conditions of Approval:**

- FD1. Fire department access shall be provided with a minimum width of thirty (30) feet maintained and identified.
- FD. NO SMOKING sign shall be posted. Smoking within twenty-five (25) feet of a point of transfer, while filling operations are in progress at containers or vehicles, shall be prohibited.
- FD3. Provide bollards every three feet around tank and call for a pre-inspection prior to concrete pour. Submit plan detail of posts.
- FD4. Provide (1) one 4A40BC minimum rating fire extinguisher mounted at or in the cage. Fire extinguisher needs to be serviced by a certified company.
- FD5. Provide (1) one 2A10BC minimum rating fire extinguisher mounted inside the office area. Fire extinguisher needs to be serviced by a certified company.

- FD6. An approved security Knox box system for fire department access to fire protection equipment and building common areas shall be installed on the building at an approved location. The application to be obtained from the Fire District.
- FD7. The alternate provisions for a fail-safe product control system shall be installed per NFPA 58-2011.
- FD8. Emergency shut off for the tank shall be located near the building for fire personnel to access. The shut off can be protected in a secured location to prevent accidental shut off.

**End of Conditions**

**LEGAL DESCRIPTION**  
 PARCEL 4.00 4000 SQ FT  
 PARCEL 4.01 4000 SQ FT  
 PARCEL 4.02 4000 SQ FT  
 PARCEL 4.03 4000 SQ FT

**LEGAL OWNER**  
 [Owner Name]

**BUILDING TYPE - V-N NON-SPRINKLERED**

**OCCUPANCY**  
 [Occupancy Type]

**ZONING - SERVICE COMMERCIAL - C/S**

**AREA TABULATION**  
 COVERED AREA: 2000 SQ FT  
 UNCOVERED AREA: 2000 SQ FT  
 TOTAL BUILDING AREA: 4000 SQ FT

**PARKING**  
 REQUIRED: 10 SPACES  
 PROVIDED: 10 SPACES

**FIRE NOTES**  
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALIFORNIA FIRE CODE AND ALL APPLICABLE FIRE DEPARTMENT ORDINANCES.

**LANDSCAPE LEGEND**  
 CHLEAN MESQUITE  
 RED TIP YUCCA  
 TWIN FLOWER AGAVE

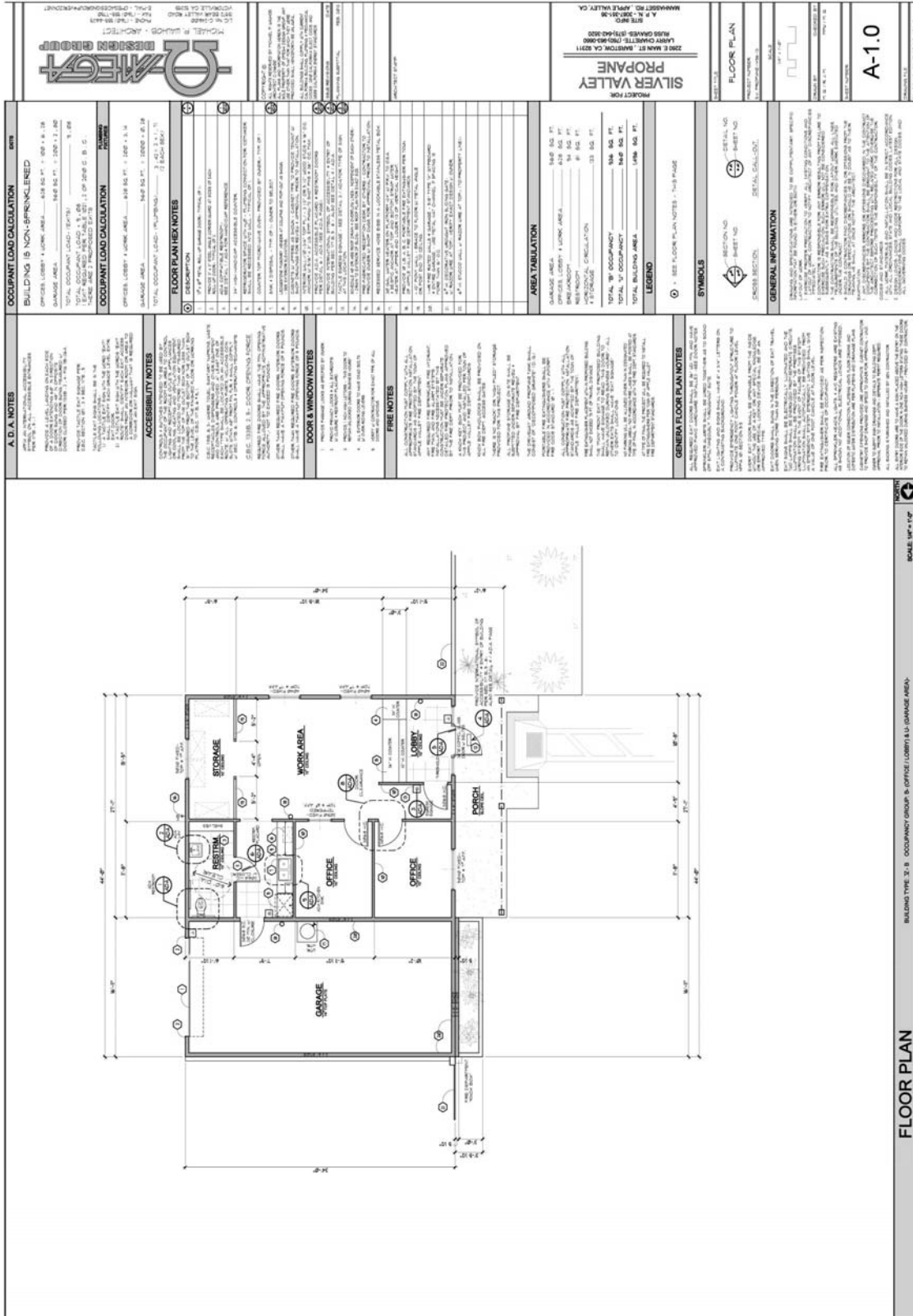
**GENERAL INFORMATION**  
 PROJECT FOR: SILVER VALLEY PROPANE  
 2008 LAUREL STREET, MARSHFIELD, CA 95521  
 LARRY CHAMBERLAIN (709) 463-0900  
 RUSSELL CHAMBERLAIN (959) 946-3200  
 A.P.N. 027-031-030  
 MANASSSET RD, LAUREL VALLEY, CA

**UTILITIES**  
 WATER: [Details]  
 SEWER: [Details]  
 GAS: [Details]

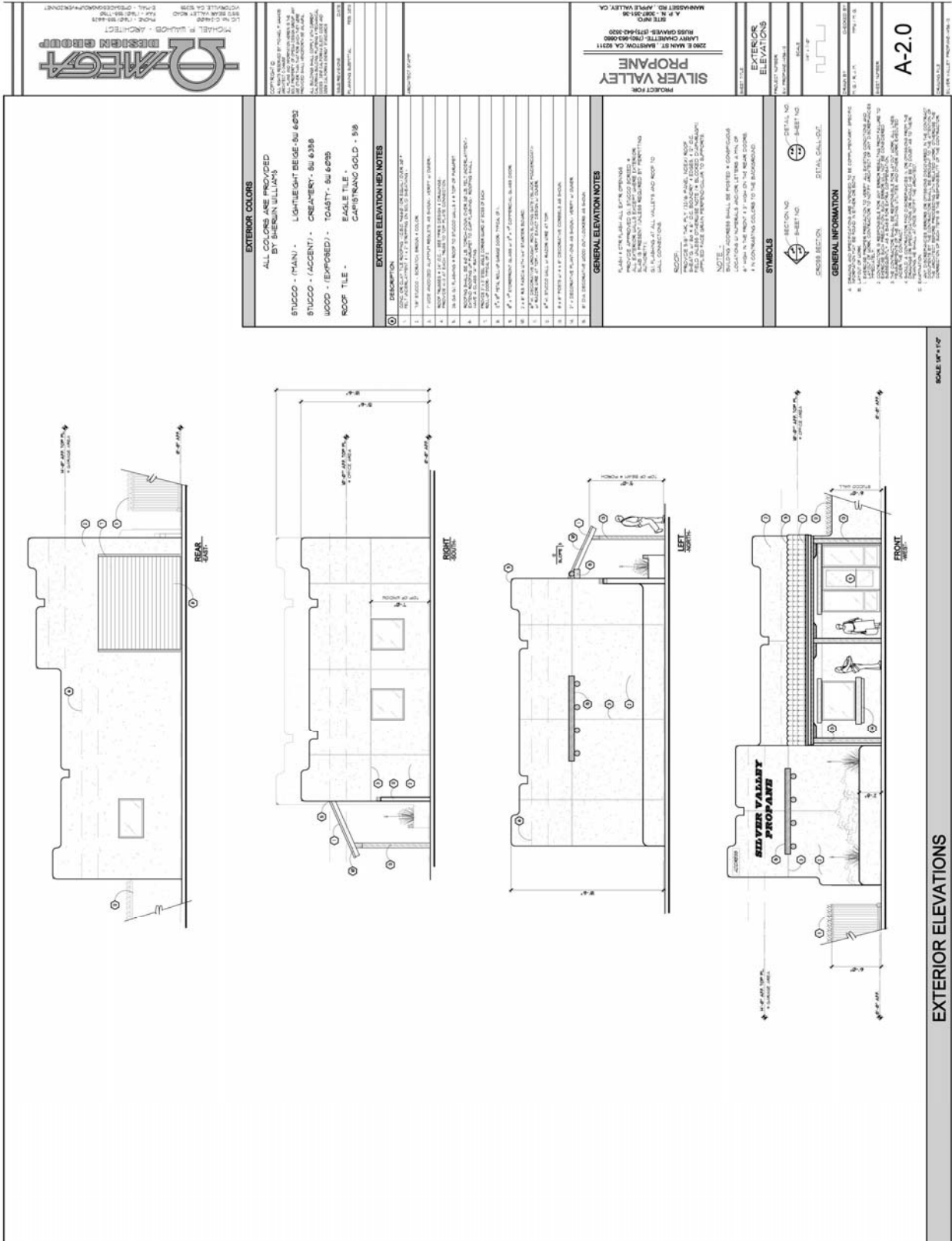
**VICINITY MAP**  
 [Map showing location relative to Manasset Rd]

**DIG ALERT**  
 DIAL TOLL FREE 1-800-271-2600  
 AT LEAST TWO DAYS BEFORE YOU DIG

**SITE PLAN HEX NOTES**  
 1. SEE CHAMBERLAIN'S SITE PLAN FOR ALL UTILITIES AND EGRESS ROUTES.  
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.  
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.  
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 BUILDING TYPE: 2 - B - OCCUPANCY GROUP: B - OFFICE (LOBBY) & U - GARAGE AREA

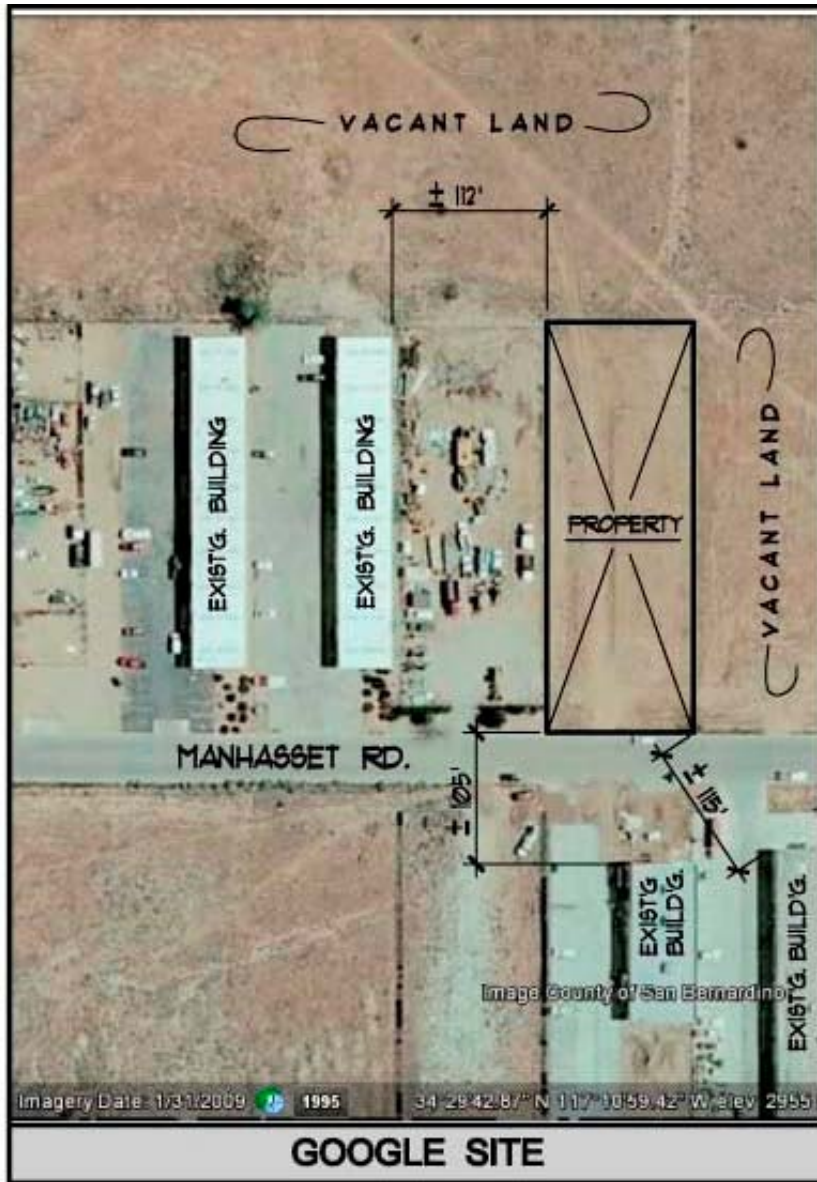


<p><b>EXTERIOR COLORS</b></p> <p>ALL COLORS ARE PROVIDED BY BIERKIN WILLIAMS</p> <p>STUCCO - (MAIN) - LIGHTWEIGHT BEIGE-SU 6093</p> <p>STUCCO - (ACCENT) - CREAMY-SU 6358</p> <p>WOOD - (EXPOSED) - TOASTY-SU 6099</p> <p>ROOF TILE - BLAGLE TILE - CAPISTANG GOLD - 938</p>	
<p><b>EXTERIOR ELEVATION REF NOTES</b></p> <p>1. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p> <p>2. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p> <p>3. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p> <p>4. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p> <p>5. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p> <p>6. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p> <p>7. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p> <p>8. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p> <p>9. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p> <p>10. REFER TO THE ARCHITECT'S NOTES FOR THE LOCATION OF THE ROOF LINE AND THE LOCATION OF THE ROOF LINE.</p>	
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<p><b>EXTERIOR ELEVATIONS</b></p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT FOR: SILVER VALLEY PROPANE</p> <p>2085 E MAIN ST., MARISTON, CA 92511</p> <p>LAUREN CHARLTON (709) 459-0880</p> <p>MILES CHAMBERLAIN (709) 460-2000</p> <p>818 2ND ST. MARISTON, CA 92511</p> <p>MANAGER: NO. JAYNE VALLEY, CA</p>	
<p><b>SYMBOLS</b></p> <p>SECTION NO. 1-1</p> <p>SECTION NO. 2-2</p> <p>SECTION NO. 3-3</p> <p>SECTION NO. 4-4</p> <p>SECTION NO. 5-5</p> <p>SECTION NO. 6-6</p> <p>SECTION NO. 7-7</p> <p>SECTION NO. 8-8</p> <p>SECTION NO. 9-9</p> <p>SECTION NO. 10-10</p>	
<p><b>GENERAL INFORMATION</b></p> <p>1. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p> <p>2. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p> <p>3. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p> <p>4. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p> <p>5. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p> <p>6. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p> <p>7. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p> <p>8. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p> <p>9. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p> <p>10. THE ARCHITECT'S NOTES SHALL BE REFERRED TO FOR ALL INFORMATION NOT SHOWN ON THESE ELEVATIONS.</p>	

EXTERIOR ELEVATIONS SCALE: 1/4" = 1'-0"



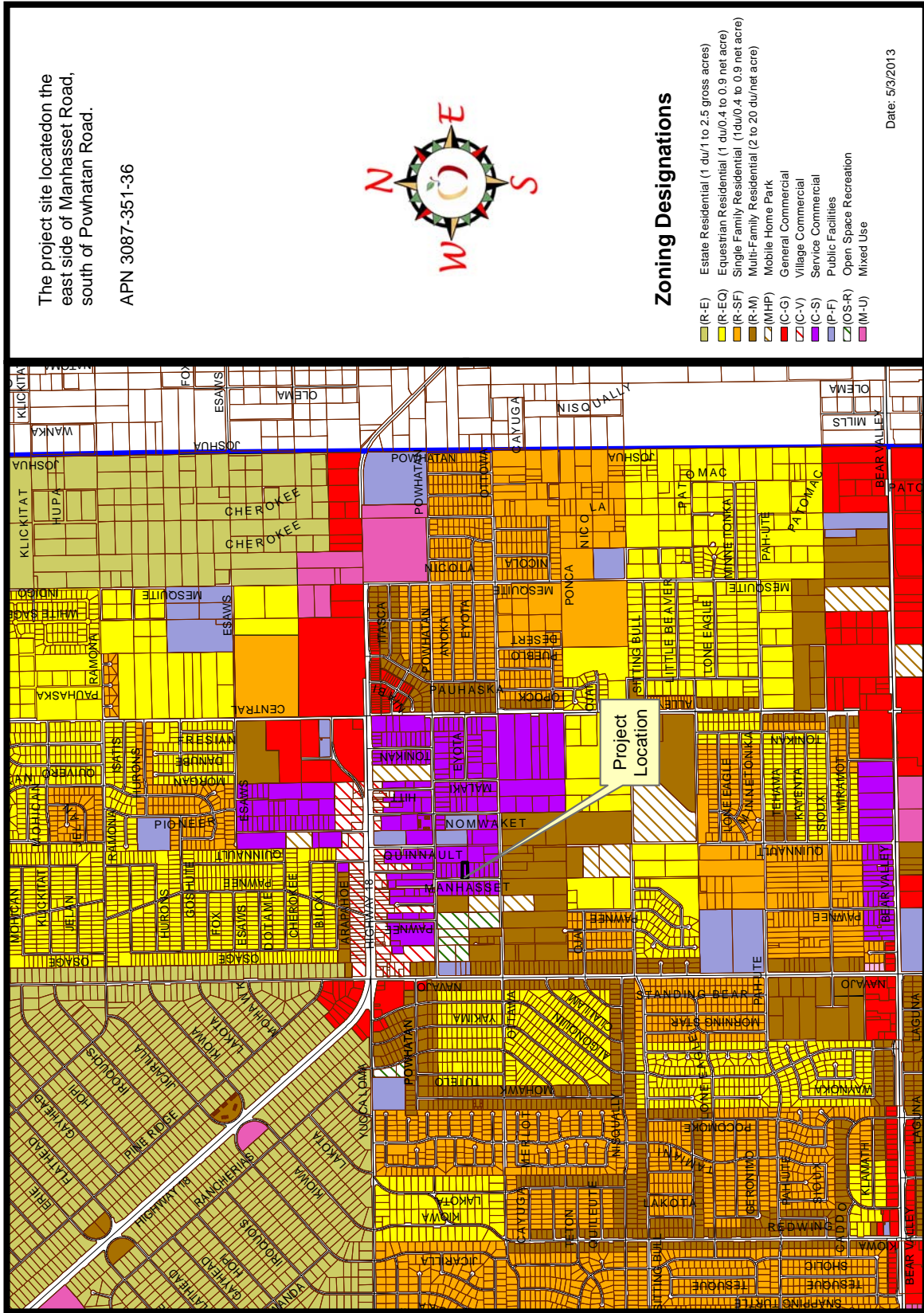






Conditional Use Permit No. 2013-002

ZONING/LOCATION MAP



**TOWN OF APPLE VALLEY  
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to Town of Apple Valley Development Code and Section 15063 of the Sate CEQA Guidelines.

**PROJECT INFORMATION**

1. **Project title:** Conditional Use Permit No. 2013-01
2. **Lead agency name and address:** Town of Apple Valley  
Planning Division  
14955 Dale Evans Parkway  
Apple Valley, CA 92307
3. **Contact person and phone number:** Carol Miller, Senior Planner 760-240-7000 Ext 7222
4. **Applicant's name and address:** Silver Valley Propane  
2260 E. Main Street  
Barstow, Ca. 92311
5. **Project location and Assessor's Parcel Number:** East side of Manhasset Rd, south of Powhatan. APN 3087-351-26
6. **Description of project:** Proposal to allow the installation of a 30,000-gallon propane tank for the purpose of propane sales to the public and construct a 1,496 square-foot office and maintenance garage.

**ENVIRONMENTAL/EXISTING SITE CONDITIONS**

**Project Setting:** The 0.76 acre site is vacant and void of any native vegetation due to previous grading activity. The limited plant life found is limited to weeds. Access to the site will be from Manhasset Road.

	<b>TOWN OF APPLE VALLEY GENERAL PLAN DESIGNATION</b>	<b>TOWN OF APPLE VALLEY ZONING DISTRICT</b>	<b>EXISTING LAND USE</b>
Site	Service Commercial (C-S)	Service Commercial (C-S)	Vacant
North	Service Commercial (C-S)	Service Commercial (C-S)	Outdoor storage
South	Service Commercial (C-S)	Service Commercial (C-S)	Vacant
East	Service Commercial (C-S)	Service Commercial (C-S)	Vacant
West	Service Commercial (C-S)	Service Commercial (C-S)	Commercial

**Project Characteristics:** In addition to the 30,000 gallon propane tank and 1,496 square-foot office and maintenance garage, the project will have outdoor storage of smaller 150 to 250 gallon tanks. All on-site travel ways will be paved. A small stormwater retention is proposed to the rear of the property

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact: as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural/Paleontological           | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:** (To be completed by the lead Agency):

On the basis of this initial evaluation, the following finding is made:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Carol Miller  
Senior Planner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lori Lamson  
Director of Community Development

\_\_\_\_\_  
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources. A source list should be attached and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

**I. AESTHETICS**

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

d) Create a new source of substantial light or glare which would ad

SUBSTANTIATION (check if project is located within the view shed of any Scenic Route listed in the General Plan):

a-c **No Impact.** The proposed project is not located within a Scenic Corridor and will not have a substantial adverse effect on a scenic vista as there are none identified within the vicinity of the project site that would be affected by development of the site.

d. **Less Than Significant Impact.** The project will create new sources of light, but these will be consistent with development in a commercial land use district. The project will be subject to the Town’s lighting standards which are aimed at reducing adverse impacts caused by light. These standards include the use of shields to reduce glare. Therefore, adverse impacts related to new sources of light and glare are considered less than significant.

**II. AGRICULTURE AND FORESTRY RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring				

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Program of the California Resources Agency, to non-agricultural use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conservation of forest land to non-forest use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if project is located in the Important Farmlands Overlay):

- a-c. **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site.
- d. **No Impact.** The site does not contain forest land as defined in Public Resources Code section 12220(g) or timberland as defined in Gov't Code section 51104(g).
- e. **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site.

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

- |  | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact        | No Impact                |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard |                                |   |                                     |                          |

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:**

- a. **Less Than Significant Impact.** The project area is located within the Mojave Desert Air Quality Management District (MDAQMD) which lies in the San Bernardino County portion of the Mojave Desert Air Basin (MDAB). The Air Quality Management Plan (AQMP) provides a program for obtaining attainment status for key monitored air pollution standards, based on existing and future air pollution emissions resulting from employment and residential growth projections. Given that the proposed project would not alter the population or employment projections considered during the development of the AQMP, and considering the minor emissions attributable to the proposed project during operation, impacts associated with AQMP consistency would be less than significant.
- b-c. **Less Than Significant Impact.** The project would not substantially conflict with or obstruct implementation of the Mojave Desert Air Quality Management District Air Quality Management Plan, or the goals and objectives of the Town's General Plan. All construction will be subject to regulations designed to reduce potential adverse impacts to air quality. The proposed project would not conflict with or obstruct the implementation of any applicable air quality plan on either a short-term or long-term basis. On a cumulative level, the project would contribute to criteria pollutants for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. This impact was addressed in the Town's General Plan EIR and a Statement of Overriding Considerations was adopted. Therefore, air quality impacts resulting from the proposed project are considered less than significant.
- d. **Less Than Significant Impact.** The MDAQMD defines sensitive receptors as residences, schools, daycare centers, playgrounds and medical facilities (MDAQMD 2007). There are no sensitive receptors in close proximity to the project area.
- e. **Less Than Significant Impact.** The project does not include any sources of odor producers, which would cause impacts to the surrounding area. Any future development shall meet and/or exceed all of the Town's adopted development standards to minimize any potential impacts.

**IV. BIOLOGICAL RESOURCES**

Would the project:

- |  | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact        | No Impact                           |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?   | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ):

- a. **Less than Significant Impact.** The site is vacant and surrounded by commercial development to the north and west. The lands to the east and south are vacant. The site does contain very minimal natural desert vegetation due to the land disturbance to the site and proximity to existing development, and therefore, the site is not considered suitable habitat for Mohave Ground Squirrel and Burrowing Owl.
- b-f. **No impact.** The project site does not contain riparian habitat and no natural community is present. There are no wetlands and the site does not constitute a resident or migratory wildlife corridor because it is a .76-acre lot that is within a partially developed commercial area. Areas of valuable habitat that support special status species are illustrated in the Biological Resources Study in Appendix B of the General Plan EIR. The General Plan includes policies and programs intended to ensure that habitat connectivity is preserved in the Town. The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan because no such plan has been adopted in the area of the project site.

**V. CULTURAL RESOURCES**

Would the project:

- |   | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact        | No Impact                           |
|---|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |



SUBSTANTIATION (check if the project is located in the Cultural \_\_\_ or Paleontological \_\_\_ Resources overlays or cite results of cultural resource review):

- a-b. **Less than Significant Impact.** The project site is not located in an area identified within an area of elevated sensitivity for paleontological resources as shown in Exhibit III-4 of the General Plan FEIR. The proposed project would not cause a substantial adverse change to an archaeological resource, because there are no such resources presently identified on the site. Therefore, no impacts to a historical resource would occur as a result of the project as defined in § 15064.5.
- c. **Less than Significant Impact.** The project site is located in an area identified as low sensitivity for paleontological resources as shown in Exhibit III-5 of the General Plan FEIR. In accordance with the General Plan FEIR mitigation measure, a Paleontological resource study is only required prior to development for all lands identified as having high potential for paleontological resources, as identified in Exhibit III-5. Since the site is within a low potential range it is unlikely an impacts to a historical resource would occur as a result of the project.
- d. **No Impact.** The project site vacant and is not located a known cemetery, and no human remains are anticipated to be disturbed during the construction phase. However, in accordance with applicable regulations, construction activities would halt in the event of discovery of human remains, and consultation and treatment would occur as prescribed by law. The project site is vacant and is not known to contain human remains.

**VI. GEOLOGY AND SOILS**

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

SUBSTANTIATION (check  if project is located in the Geologic Hazards Overlay District):

- a (i-iv). **Less than Significant Impact.** The General Plan indicates that the project site is not located within a special studies (Alquist-Priolo) zone and, therefore, does not require a geologic study. The closest mapped fault is the Helendale Fault, which lies approximately 8 miles of the project site. The Mojave Desert is a seismically active region; however, safety provisions identified in the Uniform Building Code shall be required when development occurs which would reduce potential ground shaking hazards to a less than significant level. The project site is not within a known area which may be susceptible to the effects of liquefaction, and no hills or mountains surround the site that would subject future development to landslides or rock falls.
- b-d **Less than Significant Impact.** No substantial grading or would occur for the project which would result in less erosion. The project site is relatively flat. The potential of unstable soil condition, landslide, lateral spreading, subsidence, liquefaction or collapse is present because of the geographical make up of the area and the frequency of earthquake occurrences in Southern California. The General Plan indicates that the project site is not located within a special studies zone or an earthquake fault zone. Any project within the area of Southern California shall meet the latest UBC standards to minimize the potential impact caused by an earthquake. Therefore, there is a less than significant impact of soil erosion or instability occurring at this project site with proper construction methods and development standards as defined in the Town of Apple Valley Development Code and the latest UBC regulations.
- e. **No Impact.** The project is required to connect to sewer; therefore, no impacts are anticipated.

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

- a. **Less than Significant Impact** According to the Town’s General Plan, air quality is a concern due to human health issues, and because air pollutants are thought to be contributing to global warming and climate change. Air pollution is defined as a chemical, physical or biological process that modifies the characteristics of the atmosphere. Implementation of mitigation measures, including but not limited to those set forth for this project, can be effective in reducing air quality impacts by providing alternative transportation options, increasing the use of green building design and technologies into planned future and remodeled facilities, and incorporating the use of alternative energy sources both locally and regionally through individual and region wide solar roof installation projects and region-wide wind farm development, among other possible programs. These measures will not only reduce emissions of criteria pollutants, but will also reduce emissions associated with the formation of greenhouse gases. The project

applicant shall follow applicable greenhouse gas regulations and quantification protocols. A detailed description of each of the greenhouse gases and their global warming potential are provided in *Air Quality* of the General Plan EIR.

- b. **Less than Significant Impact** The proposed project would not conflict with the provisions of any adopted, applicable plan, policy or regulation. On July 13, 2010, the Town adopted a Climate Action Plan (“CAP”) that enhances the General Plan’s goals, policies and programs relating to meeting the greenhouse gas emission targets established in the California Global Warming Solutions Act. The Plan includes reduction strategies to achieve 1990 levels by including an emissions inventory. The Plan achieves emission targets that apply at reasonable intervals throughout the life of the plan, enforceable GHG control measures, monitoring and reporting, and mechanisms to allow for the revision of the plan, if necessary.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a-b. **Less than Significant Impact.** If not properly handled propane is a hazardous material. The Apple Valley Fire District reviewed the project for compliance with current fire protection requirements. The District issued fire protection requirements to become Conditions of Approval. With adherence to these Conditions of Approval, this impact will be less than significant.
- c-d. **No Impact.** The site is not identified as a hazardous material site. There are no schools located within one-quarter mile of the project site. Therefore, no adverse impact is expected.
- e-f. **No Impact.** The project site is not located within two miles of a public airport or private. No impacts related to air traffic are anticipated to occur.
- g. **No Impact.** The proposed development of a solar facility would not impair or interfere with the Town’s adopted emergency evacuation plan. No impact is anticipated.
- h. **No Impact.** Although there is vacant land adjacent to the site on two sides, these properties are not considered wildlands, with the area being generally categorized as urbanized.

**IX. HYDROLOGY AND WATER QUALITY**

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

- a-f. **Less than Significant Impact.** The project site is less than one acre in size. The project will not alter the course of any stream or river. All runoff generated from the project would be retained on the project site. Therefore, the project will not have a significant impact on ground water or surface water runoff. The drainage and grading plans must be approved by the Town Engineer prior to the issuance of a grading permit.
- g. **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan because the project has adequate access from two or more points of access.
- h. **No Impact.** The project site is not located within the 100-year Flood Zone as indicated in the Town of Apple Valley General Plan..
- i. **No Impact.** No levees, dams or large bodies of water are located near the development site which would subject people to flooding.
- j. **No Impact.** The site is also not located in a coastal area and, therefore, would not be subject to seiche, tsunami or mudflow.

**X. LAND USE AND PLANNING**

Would the project:

- |   | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact | No Impact                           |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Physically divide an established community?  | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?   | <input type="checkbox"/>       | <input type="checkbox"/>                      | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:**

a-c. **No Impact.** The project shall not physically divide an established community, or conflict with any adopted plans, policies or regulations. The project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

**XI. MINERAL RESOURCES**

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check \_\_\_ if project is located within the Mineral Resource Zone Overlay):

- a. **No Impact.** The site is not designated as a State Aggregate Resource Area according to the General Plan FEIR; therefore, there is no impact.
- b. **No Impact.** The site is not designated by the General Plan as a Mineral Resource Zone; therefore, there is no impact.

**XII. NOISE**

Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose				

people residing or working in the project area to excessive noise levels?

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District \_\_\_ or is subject to severe noise levels according to the General Plan Noise Element \_\_):

a-d. **Less than Significant Impact.** Construction of the proposed project may potentially create some higher short-term construction noise impacts from construction equipment; however, these activities shall be limited to daytime hours and shall comply with Town standards. Noise generation from construction equipment/vehicle operation would be localized, temporary, and transitory in nature; therefore, no significant impacts would be anticipated. Operation of the proposed project would not generate audible levels of noise or levels of vibration in the surrounding area. Onsite noises would be limited to those associated with commercial development. Therefore, impacts are anticipated to be less than significant.

e-f. **No Impact.** The project site is located further than two (2) miles from a public use and private airport which is the Apple Valley Airport and Osborne. No impacts related to air traffic are anticipated to occur.

**XIII. POPULATION AND HOUSING** - Would the project:

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIV. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

**Fire - Less than Significant Impact.** The Apple Valley Fire Protection District provides fire protection and paramedic services to the Town. There are six fire stations that service the Town. The proposed project would not impact service ratios, response times, or other performance objectives related to fire protection. The District reviewed the project for compliance with current fire protection requirements. The District issued fire protection requirements to become conditions of approval. Upon implementation of conditions of approval, impacts from fire hazards would be reduced to a less than significant level.

**Police Protection – Less than Significant Impact.** The proposed project would not impact service ratios, response times, or other performance objectives related to police protection.

**Schools – No Impact.** Long-term operation of the proposed facilities would place no demand on school services because it would not involve the construction of facilities that require such services (e.g., residences) and would not involve the introduction of a temporary or permanent human population into this area.

**Parks – No Impact.** Long-term operation of the proposed facilities would place no demand on parks because it would not involve the construction of facilities that require such services (e.g., residences) and would not involve the introduction of a temporary or permanent human population into this area.

**Other Public Facilities – No Impact.** The proposed project would not result in the introduction and/or an increase in new residential homes and the proposed project would not involve the introduction of a temporary or permanent human population into this area. Based on these factors, the proposed project would not result in any long-term impacts to other public facilities.

**XV. RECREATION**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Would the project increase the use of existing and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

a-b. **No Impact.** No new residences or recreational facilities would be constructed as part of the proposed project. The proposed project would not induce population growth in adjacent areas and would not increase the use of recreational facilities in surrounding neighborhoods. No significant adverse impacts are anticipated.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**SUBSTANTIATION:**

a-c. **No Impact.** The proposed project would not result in an increase in new residential homes since the number of employees would not exceed six (6) persons. Accordingly, the proposed project would neither directly nor



indirectly induce population growth. No houses or other residences would be removed or otherwise directly affected by the proposed project. Accordingly, the proposed project would not result in any impacts to housing or related infrastructure, nor require construction of additional housing. No significant impacts are anticipated.

**XVI. TRANSPORTATION/TRAFFIC**

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system including but not limited to intersection, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

a-b. **Less Than Significant Impact.** The proposed project conforms to the designated General Plan and zoning. As such, the anticipated vehicular trips for the project is consistent with the Level of Service identified for Manhasset Road. Therefore, impacts associated to project traffic are considered less than significant.

c-f. **No Impact.** The proposed project will have no effect on air traffic patterns. There are no design features of the project that will increase risks of hazards, as the necessary street improvements already exist. However, construction of internal circulation and parking facility will require conformance to the city development standards. The project has also been reviewed by the police and fire department and determined to provide adequate emergency access. There are no alternative transportation plans in the vicinity of the project.

- g. **No Impact.** The project design provides for pedestrian access and is required and unobstructed path of travel in accordance with ADA standards. The project would not interfere with any existing or proposed bus stops. The site is not adjacent to any bike route or multi-use trail. No impact is anticipated.

**XVII. UTILITIES AND SERVICE SYSTEMS**

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a-g **Less than Significant Impact.** The Engineering Division has conditioned the project to provide adequate drainage. Sewer service is available for connection per Town standards. Due to the size of the project, no significant impact to waste collection or disposal is expected from this project. Therefore, the impact to utilities and service systems is less than significant.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop				

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>d) Does the project have environmental effects which will cause Substantial adverse effects on human beings, either directly Or indirectly?</p>  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION:**

- a. **Less than Significant Impact.** This Initial Study found that the proposed project would not significantly degrade the quality of the environment, result in an adverse impact on fish, wildlife, or plant species including special status species, or prehistoric or historic cultural resources. The proposed project may temporarily impact the area by construction-related air quality, noise and traffic impacts. However, by implementing basic regulatory requirements, and project conditions of approval, these impacts are effectively reduced to a less than significant or not impact level. Prehistoric or historic cultural resources would not be adversely affected because no archeological or historic resources are known to exist in the project areas and project implementation includes following appropriate procedures for avoiding or preserving artifacts or human remains should they be uncovered during project excavation.
- b-c. **Less than Significant Impact.** The project is consistent with the Town’s General Plan and would not create any impacts that would be cumulatively considerable. Cumulative impacts resulting from General Plan implementation were disclosed and addressed in the Environmental Impact Report prepared for the General Plan. The project would not create any significant cumulative impacts beyond those described in the Town’s General Plan EIR adopted in 2009. All potential impacts would be reduced through implementation of basic regulatory requirements and/or conditions of approval incorporated into project design.
- d. **Less than Significant Impact.** The incorporation of design measures, Town of Apple Valley policies and standards, will ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

**REFERENCES**

California Department of Water Resources, Bulletin #118 (Critical Regional Aquifers), 1975  
 County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995  
 Town of Apple Valley General Plan, adopted 2009-09-02  
 Environmental Impact Report, Town of Apple Valley General Plan, 2009  
 County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

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May 15, 2013 Planning Commission Meeting

FEMA Flood Insurance Rate Map and Flood Boundary Map 2008

Mojave Desert Air Quality Management District, Mojave Desert Planning Area – Federal Particulate Matter (PM10) Attainment Plan, July 1995

Mojave Desert Air Quality Management District, Rule 403.2: Fugitive Dust Control Planning Area, July 1996

South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993

Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4 Gov Code; Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal. App. 3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal App. 4<sup>th</sup> 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4<sup>th</sup> at 1109; *San Franciscans Upholding the Downtown Plan v. County of San Francisco* (2002) 102 Cal. App. 4<sup>th</sup> 656.