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**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY, FEBRUARY 18, 2015 – 6:00 P.M.**

PUBLIC PARTICIPATION IS INVITED. Planning Commission meetings are held in the Town Council Chambers located at 14955 Dale Evans Parkway, Apple Valley, California. If you wish to be heard on any item on the agenda during the Commission's consideration of that item, or earlier if determined by the Commission, please so indicate by filling out a "REQUEST TO SPEAK" form at the Commission meeting. Place the request in the Speaker Request Box on the table near the Secretary, or hand it to the Secretary at the Commission meeting. (G.C. 54954.3 {a}).

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

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

REGULAR MEETING

The Regular meeting is open to the public and will begin at 6:00 p.m.

CALL TO ORDER

ROLL CALL

Commissioners: Lamoreaux_____; Shoup_____; Tinsley_____
Vice-Chairman Qualls_____; and Chairman Kallen_____

PLEDGE OF ALLEGIANCE

ELECTION OF NEW OFFICERS

1. Nomination for Chairperson
2. Nomination for Vice-Chairperson

RECESS FOR REORGANIZATION

APPROVAL OF MINUTES

1. Minutes for the Regular Meeting of January 21, 2015.

PUBLIC HEARING ITEMS

2. **General Plan Amendment No. 2013-002 and Zone Change No. 2013-001** (*Continued from December 17, 2014*). A request to consider a change to the General Plan and the Zoning land use designations from Residential Estate (R-E) to Residential Single Family (R-SF).

Applicant: Bear Valley & Apple Valley 103, LLC and Newton T Bass Trust
Location: APNs: 3087-171-07 and easterly portion of 3087-161-04
Project Planner: Carol Miller, Senior Planner
Recommendation: Adopt Planning Commission Resolution No. 2014-005

3. **Sign Program 2005-016, Amendment No. 1.** A request to amend an approved Sign Program to allow additional sign panels within the Mojave River Crossing retail shopping center.

Applicant: Brian Sweeney for Apple Valley Retail, LLC
Location: 12218 Apple Valley Road; APNs 444-443-17 and -18
Project Planner: Douglas Fenn
Recommendation: Approval

PUBLIC COMMENTS

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

PLANNING COMMISSION COMMENTS

STAFF COMMENTS

OTHER BUSINESS

4. General Plan conformity finding for a vacation request of a public alley located at the northeast corner of Toltec and Bear Valley Roads; APNs 30878-531-39 and -40.

ADJOURNMENT

In that there are no items scheduled to be heard at the March 4, 2015 meeting, the Planning Commission will adjourn to its next regularly scheduled Planning Commission on March 18, 2015.

MINUTES

TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, January 21, 2015

CALL TO ORDER

At 6:02 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for January 21, 2015, was called to order by Chairman Kallen.

ROLL CALL

Planning Commission

Roll call was taken with the following members present: Commissioner Jason Lamoreaux, Commissioner, Mark Shoup, Commissioner B.R. "Bob" Tinsley, Vice-Chairman Doug Qualls and Chairman Bruce Kallen.

STAFF PRESENT

Carol Miller, Principal Planner; Doug Fenn, Senior Planner; Haviva Shane; Town Attorney and Debra Thomas, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Tinsley led the Pledge of Allegiance.

PUBLIC COMMENT

It was the consensus of the Planning Commission to allow a member of the public to speak on Approval of the Minutes

Mr. Al Rice, Apple Valley, CA commented on, what he believed to be, inaccuracies in the minutes from November 5, 2014 and December 17, 2014. In addition, he commented on, what he believed to be, legal issues with respect to noticing requirements and requested that the December 17, 2014 minutes be postponed.

Ms. Haviva Shane, Town Attorney, informed the public that Planning Commission Minutes are not intended to be complete transcriptions of the meeting but only a summary. The entire meeting was available online for the public's viewing.

1. APPROVAL OF MINUTES

- A. Minutes for the Regular Meeting of November 5, 2014 (Continued from December 3, and December 17, 2014).

Motion by Commissioner Shoup, and seconded by Commissioner Lamoreaux, to approve the Minutes for the Regular Meeting of November 5, 2014, with highlighted comments added.

Motion carried by the following vote: Ayes: Commissioner Lamoreaux, Commissioner Shoup, Vice-Chairman Qualls and Chairman Kallen. Noes: Commissioner Tinsley. Absent: None. Abstain: None.

B. Minutes for the Regular Meeting of December 17, 2014.

Motion by Commissioner Shoup, and seconded by Commissioner Lamoreaux, to approve the Minutes for the Regular Meeting of December 17, 2014.

Motion carried by the following vote: Ayes: Commissioner Lamoreaux, Commissioner Shoup, Vice-Chairman Qualls and Chairman Kallen. Noes: Commissioner Tinsley. Absent: None. Abstain: None.

PUBLIC HEARING ITEMS

2. **Development Permit No. 2014-005.** A request to review and approve a Development Permit that would allow for the multi-phased construction of a two (2)-story dental/medical office building totaling 6,500 square feet and a second phase for a 12,715 square foot building.

Applicant: Mr. Michael Pontious

Location: The project is located at the northeast corner of Wika and Muni Roads; APN 0473-441-05.

Chairman Kallen opened the public hearing at 6:19 p.m.

Commissioner Lamoreaux recused himself from this item because he represents the Applicant and left the dias at 6:19 p.m.

Mr. Doug Fenn, Senior Planner, presented the staff report as filed by the Planning Division.

Mr. Michael Pontious, Apple Valley, CA. stated he had read the staff report and that he agreed with all Conditions of Approval.

PUBLIC COMMENT

Mr. Al Rice, Apple Valley, CA. again stated his concerns with the Town of Apple Valley's noticing requirements for the project including, but not limited to, mailings to local residents as well as publishing in the Town of Apple Valley's adjudicated newspaper, Apple Valley News.

Chairman Kallen closed the public hearing at 6:38 p.m.

It was the consensus of the Planning Commission that the project and its location will compliment the entrance the community.

MOTION

Motion by Commissioner Shoup, seconded by Commissioner Tinsley, that the Planning Commission move to:

1. Adopt the Mitigated Negative Declaration and mitigation monitoring program for Development permit No. 2014-005 finding that, on the basis of the whole record before the Planning Commission, including the Initial Study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the Town's independent judgment and analysis. The Initial Study and Mitigated Negative Declaration are available at the Town's Planning Division which constitutes the record of proceedings upon which its decision is based.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve Development Permit No. 2014-05; subject to the attached Conditions of Approval.
4. Direct staff to file a notice of Notice of Determination.

ROLL CALL VOTE

Ayes: Commissioner Shoup
Commissioner Tinsley
Vice-Chairman Qualls
Chairman Kallen
Noes: None
Abstain: Commissioner Lamoreaux
Absent: None
The motion carried by a 4-0-1-0 vote.

Commissioner Lamoreaux returned to the dias at 6:44 p.m.

PUBLIC COMMENTS

Mr. Al Rice, Apple Valley, CA. reiterated his displeasure with the Town of Apple Valley's noticing requirements. He stated he was disappointed and embarrassed with the notice placed in the City of Adelanto's adjudicated newspaper, and the local mailings to residents and that he believed the Town of Apple Valley is restrictive when notifying members of the public of a project.

Mr. John Laraway, Apple Valley, CA. read a statement to the Planning Commission on the poisoning of our food supply and environment, losing our freedom, high taxes and tyranny. Mr. Laraway explained the positives of sustainability.

PLANNING COMMISSION COMMENTS

Vice-Chairman Qualls stated he appreciated the public's engagement and their concerns but wanted to reiterate that he had a lot of confidence in staff to follow the guidelines in notifications and in doing what is directed by state law and other regulations, not to mention the Town Council's rules and regulations.

Chairman Kallen echoed the sentiments of Vice-Chairman Qualls. He stated he understood the public's concerns and that many of the concerns had been addressed over the years as far as noticing goes. He stated that the Planning Commission is under the purview of the Town Council and followed the Development Code and General Plan as it relates to projects that come before the Commission and has complete confidence in staff's ability.. He further commented that Minutes are a summary of the meeting. If a member of the public wanted more specific information and is unable to attend the meeting, he recommended they watch the video on their computer. If a computer is not available, then staff will provide the use of a computer to view the meeting.

STAFF COMMENTS

None.

OTHER BUSINESS

None.

ADJOURNMENT

Motion by Vice-Chairman Qualls, seconded by Commissioner Lamoreaux, and unanimously carried to adjourn the meeting of the Planning Commission at 6:52 p.m. to the Regular Meeting on February 18, 2015.

Respectfully Submitted by:

Debra Thomas
Planning Commission Secretary

Approved by:

Chairman



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TOWN OF APPLE VALLEY PLANNING COMMISSION

Staff Report

- AGENDA DATE:** February 18, 2015 (*Continued from December 17, 2014*)
- CASE NUMBER:** General Plan Amendment No. 2013-02
Zone Change No. 2013-01
- APPLICANT:** Bear Valley & Apple Valley 103, LLC and Newton T Bass Trust
- PROPOSAL:** This is a request for approval of a General Plan Amendment to change the current Land Use designation of (R-E) Residential Estate (1 DU per 1 to 2.5 gross acres) to (R-SF) Residential Single-Family (1 DU per 0.4 to 0.9 net Acres) and a Zone Change from the current Zoning designation (R-E) Residential Estate (1 DU per 1 to 2.5 gross acres) to (R-SF) Residential Single-Family (1 DU per 0.4 to 0.9 net Acres) Zoning designation.
- LOCATION:** APNs: 3087-171-07 and easterly portion of 3087-161-04
- ENVIRONMENTAL DETERMINATION:** Based upon an Initial Study, pursuant to the State Guidelines to implement the California Environmental Quality Act (CEQA) a Negative Declaration has been prepared.
- CASE PLANNER:** Ms. Carol Miller, Principal Planner
- RECOMMENDATION:** Approval.

PROJECT SITE AND DESCRIPTION

- A. Project Size
The subject area consists of two (2) parcels totaling approximately 134 acres.
- B. General Plan Designations
Project Site - Residential Estate (R-E)
Proposed - Residential Single Family (R-SF)
North - Residential Single Family (R-SF)
South - Regional Commercial (C-R)
East - Residential Single Family (R-SF)
West - Office Professional (O-P)
- C. Surrounding Zoning and Land Use
Project Site – Residential Estate (R-E), Vacant
Proposed - Residential Single Family (R-SF)

- North – Residential Single Family (R-SF), Vacant
- South – Regional Commercial (C-R), Vacant
- East – Residential Single Family (R-SF), Single-Family Residences
- West – Office Professional (O-P), Vacant

D. Site Characteristics

The site is currently undeveloped vacant land that has been significantly disturbed due to past agriculture activities, vehicular and pedestrian use, and as such the extent of native vegetation is limited. The site is relatively flat topography with moderate slope along the easterly portion.

E. Equestrian Advisory Committee Review

The project's location is currently within the Residential Estate (R-E) zoning designation with a proposal to amend the General Plan and Zoning designation to Residential Single Family (R-SF), which does not allow large animal keeping. The proposed changes in land use designations were forwarded to the Equestrian Advisory Committee for comment at its January 14, 2015 meeting. The Equestrian Advisory Committee recommends that the Planning Commission move forward with the zone change from Residential Estate (R-E) to Residential Single-Family (R-SF) while keeping with the current trail standards within the property.

ANALYSIS:

A. General

The applicant is requesting consideration of a General Plan Amendment and Zone Change. The request is to amend the General Plan and Zoning designations of the property from its existing Residential Estate (R-E) to the Single-Family Residential (R-SF) Land Use designation. If the General Plan Amendment and Zone Change are approved by the Town Council, the property will be allowed to be developed with all uses permitted within the R-SF zoning district.

The review of the General Plan Amendment evaluates consistency with the Goals and Policies of the General Plan and, if it is appropriate, to change the land use designation. In evaluating the appropriateness of changing the General Plan land use and zoning for this site, consideration must also be given to the surrounding land use pattern and lot size. In this instance, the predominant residential zoning in the area is Single-Family Residential (R-SF). The existing zoning designation of R-E allows large animal keeping which is not typical of the area. Therefore, the proposed land use district is more consistent with the surrounding residential zoning and development in the area than the existing R-E designation. If granted, the General Plan Amendment will eliminate such animal keeping, as horses, pigs, sheep, goats, and kennels.

At the adoption of General Plan Amendment and Zone Change, the project's location will be within the Single-Family Residential (R-SF) zoning designation which does not permit horse-sheltering as mentioned above; however, there are Equestrian Lifeline Trail that will be required along Deep Creek Road in accordance with the General Plan Recreation Trail System at such time a tentative tract map is submitted. Any future tract map will be required to provide Lifeline trail improvements in accordance with the adopted Equestrian Trails Standards.

In-lieu of the submittal of the tract map application accompanying the General Plan Amendment and Zone Change simultaneously, the applicant provided a concept illustrating

minimum and average lot sizes, and density (attached) to demonstrate the consistency with adjacent lot sizes.

The request is consistent with the goals and policies of the Town's General Plan Land Use and Park and Recreation Elements. Specifically those listed below.

Land Use Element

Goal 2:

A well planned, orderly development pattern that enhances community values, and assures development of adequate infrastructure.

Policy 2.A

The Town shall maintain a land use map that assures a balance of residential, commercial, industrial, open space and public lands.

Program 2.A.2

The Zoning Map shall directly correspond to General Plan land use designations, and shall be kept consistent with the General Plan.

Policy 2.B

All new development and redevelopment proposals shall be required to install all required infrastructure, including roadways and utilities, and shall have complied with requirements for public services prior to occupancy of the project.

Goal 3

Minimal impact to existing neighborhoods.

Program 3.A.1

The Development Code shall include standards for increased setbacks, walls, berms, landscaping, incremental lot sizes, buffering guidelines and recommendations for projects adjoining different or less intense land use designations.

Program 3.A.2

The Development Code will include incentives for creative design, including, but not limited to, varied setbacks, lot patterns, building massing and non-motorized transportation paths and trails.

Goal 4

Safe, attractive and well served residential areas in keeping with the desert environment and its open characteristics.

Policy 4.A

The most intense single-family land use designation shall be 2 units per acre in conformance with the requirements of Measure N.

Program 4.A.1

The minimum lot size for single-family zoning designations in the Development Code shall be no smaller than 18,000 net square feet in conformance with the requirements of Measure N.

Park and Recreation Element

Goal 2

Expansion and further development of an integrated and comprehensive bikeway, walking paths and trails system that includes effective signage and supporting facilities to encourage use.

Policy 2.A

In addition to connecting homes to schools, the trails system will connect residential areas to commercial centers, workplaces and recreational facilities.

Program 2.D.1

Improve the quality and connectivity of existing trails and pathways, providing signage and supporting facilities such as rest areas and secure parking for bikes, whenever possible.

The request is a logical extension of the existing R-SF land use designations in the surrounding area and would allow future property owners land use activities similar to those in neighboring properties.

Environmental Assessment

An initial study in compliance with CEQA has been prepared that determined the proposal would not have any adverse impacts that would be potentially significant, with mitigation measures. Therefore, a Negative Declaration is recommended.

Noticing

General Plan Amendment No. 2013-02 and Zone Change No. 2013-01 were advertised as a public hearing in the Apple Valley News newspaper on November 14, 2014 and on January 30, 2015. In addition, a sign is posted on the property as required under Development Code Section 9.13.030 (9). Notice of Hearing was sent to property owners within 1,300 feet.

Findings

In considering any General Plan Amendment or Zone Change, the Council and Commission are required by the Municipal Code to make specific Findings. The following are the Findings for a General Plan Amendment required under Section 9.02.050.H.3 of the Development Code, with a comment to address each:

General Plan Amendment

1. The proposed General Plan amendment is consistent with the goals, policies and standards of all elements of the General Plan and will further those goals, policies and standards;

Comment: The proposed project is consistent with the goals, policies and standards of all General Plan Elements and will further their implementation. The subject property is suitable for development and will be a logical extension of single-family residential from the north and east. Development will occur in a sequential manner, adjacent to previously developed or developing areas and in ways which allow for clear linkages to circulation and other infrastructure systems. The proposed uses are complementary to the surrounding residential neighborhoods.

2. The General Plan, as amended, will comprise an integrated, internally consistent and compatible statement of policies for the Town;

Comment: The proposed General Plan Amendment is consistent with the Goals and Policies of both the Land Use Element and the Circulation Element of the

General Plan. Since only the land use designation is being amended, the proposed amendment will comprise an integrated, internally consistent and compatible statement of policies for the Town.

3. The General Plan amendment furthers the public interest and promotes the general welfare of the Town by providing for a logical pattern of land uses and clarifying various land use policies for the Town.
4. Comment: The site is the proper location for the single-family residential development furthers the public interest and promotes the general welfare of the Town by providing for a logical pattern of land uses and clarifying various land use policies for the Town.

Zone Change

Development Code section 9.06.060 requires the following findings be made in order to approve Zone Change Amendments to the Development Code:

1. The proposed amendment is consistent with the General Plan.
Comment: The proposed project is consistent with the goals, policies and standards of all of the General Plan Elements and will further their implementation. The proposed Single-Family Residential zoning designation is consistent with the proposed Residential Single-Family General Plan Designation.
2. The proposed Amendment will not be detrimental to the public health, safety or welfare of the Town or its residents.
Comment: The request will not adversely affect the health, peace or comfort of persons residing in the area and will not be detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site. The proposed traffic mitigation measures allow the project to stay within the Town's adopted LOS C for impacted intersections and in fact help improve certain existing intersections.

RECOMMENDATION

Based upon the information contained within this report, and any input received from the public at the hearing, it is recommended that the Planning Commission move to recommend the following to the Town Council:

1. Determine that the proposed General Plan Amendment and Zone Change will not have a significant effect on the environment.
2. Adopt the Negative Declaration finding for GPA 2013-02 and ZC No. 2013-01 on the basis of the whole record before the Planning Commission, including the Initial Study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the Town's independent judgment and analysis.
3. Find that the facts presented in the staff report support the required Findings for approval and adopt those findings.
4. Adopt Planning Commission Resolution No. 2014-05 recommending approval of GPA 2013-02 and Zone Change 2013-01.

Prepared By:

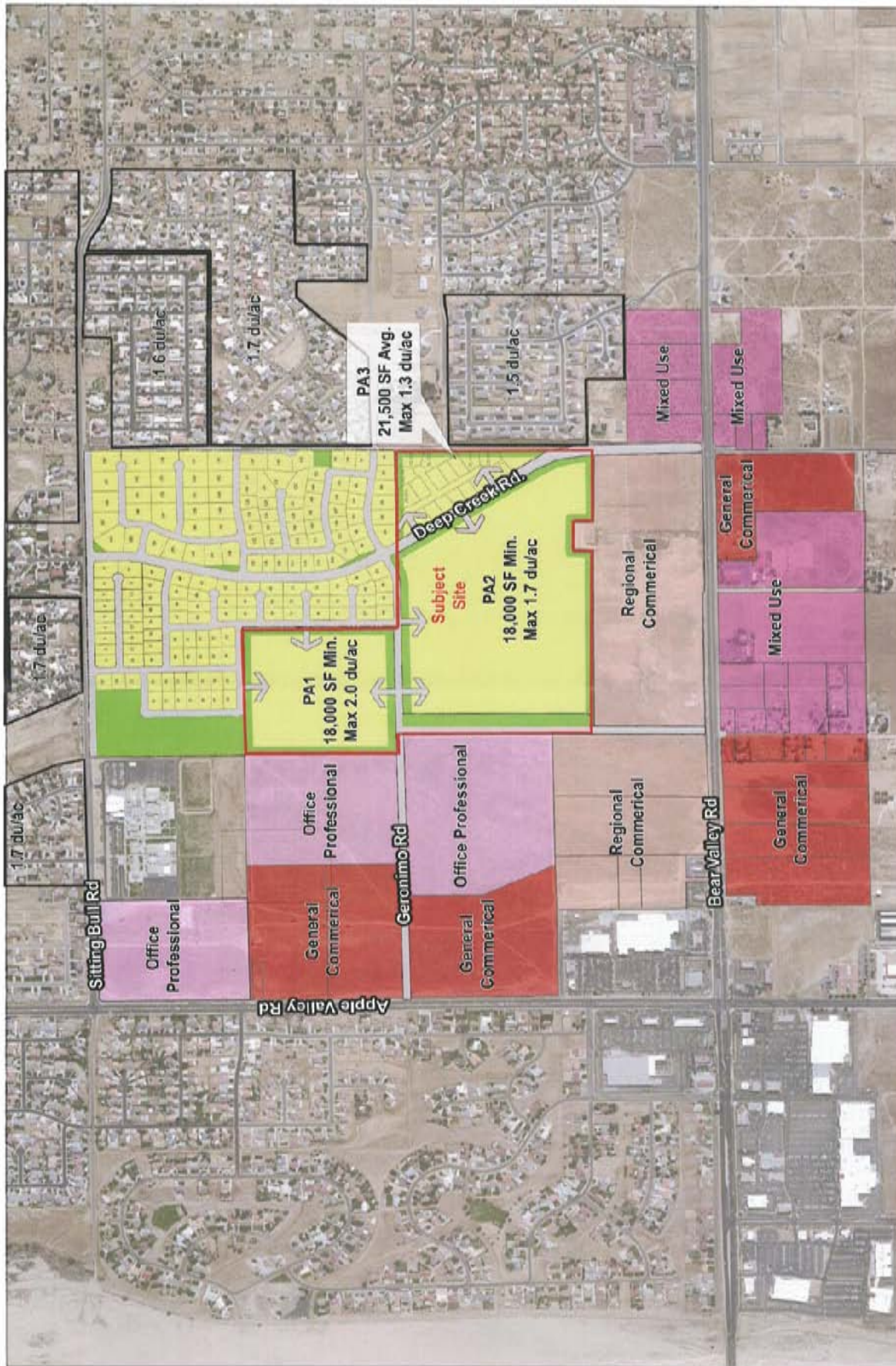
Reviewed By:

Carol Miller
Principal Planner

Lori Lamson
Assistant Town Manager

ATTACHMENTS

- 1) Land Use Map
- 2) Zoning Map
- 3) Planning Commission Resolution No. 2014-05
- 4) Initial Study



PLANNING COMMISSION RESOLUTION NO. 2014-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, RECOMENDING THAT THE TOWN COUNCIL APPROVE A GENERAL PLAN AMENDMENT AND ZONE CHANGE FROM ESTATE RESIDENTIAL (R-E) LAND USE AND ZONE DESIGNATION TO SINGLE-FAMILY RESIDENTIAL (R-SF) LAND USE AND ZONE DESIGNATION. APNs 3087-171-07 AND EASTERLY PORTION OF 3087-161-04.

WHEREAS, Title 9 (Development Code) of the Municipal Code of the Town of Apple Valley was adopted by the Town Council on April 27, 2010; and

WHEREAS, The General Plan and Title 9 (Development Code), including the Official Zoning Districts Map of the Municipal Code of the Town of Apple Valley have been previously amended by the Town Council on the recommendation of the Planning Commission; and

WHEREAS, specific changes are proposed to Chapter 9.05, Section 9.05.040 "Adoption of the Official Zoning Districts Map" of Title 9 (Development Code) of the Municipal Code of the Town of Apple Valley by amending the zoning designation of two (2) parcels. The approximately 134-acre site is generally located north of Bear Valley Road and the extension of Deep Creek Road; APNs 3087-171-07 and easterly portion of 3087-161-04.

WHEREAS, on, November 14, 2014, General Plan Amendment No. 2013-02 and Zone Change No. 2013-01 were duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

WHEREAS, based upon the State Guidelines to Implement the California Environmental Quality Act (CEQA), an initial study in compliance with CEQA has been prepared that determined the proposal would not have any adverse impacts that would be potentially significant, with mitigation measures. Therefore, a Negative Declaration is recommended.

WHEREAS, the Planning Commission finds on the basis of the whole record, including the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the Planning Commission's independent judgment and analysis, and

WHEREAS, a copy of the Initial Study and Negative Declaration, may be obtained at: Town of Apple Valley, Planning Division, 14955 Dale Evans Pkwy., Apple Valley, CA 92307, and

WHEREAS, on December 17, 2014, the Planning Commission of the Town of Apple Valley opened a duly noticed and advertised public hearing on General Plan Amendment No. 2013-02 and Zone Change No. 2013-01; and

WHEREAS, the proposed General Plan Amendment No. 2013-02 and Zone Change No. 2013-01 are consistent with Town of Apple Valley General Plan and Title 9 (Development Code) of the Municipal Code of the Town of Apple Valley and shall promote the health, safety and general welfare of the citizens of the Town of Apple Valley.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED THE PLANNING COMMISSION RECOMMENDS THAT THE TOWN COUNCIL FIND AND ACT AS FOLLOWS:

Section 1. In consideration of the evidence received at the public hearing, and for the reasons discussed by the Commissioners at said hearings, the Town Council of the Town of Apple Valley, California, adopts the findings and recommendations in the staff report and finds that the changes proposed under General Plan Amendment No. 2013-02 and Zone Change No. 2013-01 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

Section 2. Based upon the information contained within the Initial Study and Negative Declaration prepared in conformance with the State Guidelines to Implement the California Environmental Quality Act (CEQA), General Plan Amendment No. 2013-02 and Zone Change No. 2013-01 will not have a significant impact upon the environment and, that based on the whole record, therefore, the Town Council of the Town of Apple Valley should adopt the Negative Declaration for General Plan Amendment No. 2013-02 and Zone Change No. 2013-01.

Section 3. Adopt a Town Council Resolution approving a General Plan Amendment as requested. The approximately 134-acre site, consisting of two (2) parcels, generally located north of Bear Valley Road and the extension of Deep Creek; APN 3087-171-07 and easterly portion of 3087-161-04 and as shown on Exhibit "A" attached to this Resolution.

Section 4. Adopt an ordinance amending that certain portion of Title 9 (Development Code) of the Town of Apple Valley Municipal Code, Section 9.05.040 "Adoption of the Official Zoning Map" subsection "B" by approving the Zone Change from Estate Residential (R-E), 1 dwelling unit per 1.0 to 2.5 acres to Single-Family Residential (R-SF), 1 dwelling unit per one-half (1/2)-acre for Assessor Parcels Numbered 3087-171-07 and easterly portion of 3087-161-04 as shown on Exhibit "B" attached to this Resolution.

Section 5. Direct staff to file a Notice of Determination.

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 18th day of February 2015.

Chairman

ATTEST:

I, Debra Thomas, Secretary to the Planning Commission of the Town of Apple Valley, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 18th day of February 2015 by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ms. Debra Thomas, Planning Commission Secretary

**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:** General Plan Amendment No. 2013-02
Zone Change 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, Principal Planner
(760) 240-7000 Ext 7222

4. **Applicant's name and address:** Bear Valley & Apple Valley 103, LLC
8800 N. Gainey Center Dr #255
Scottsdale, AZ. 85258

Newton T Bass Trust
14924 Chamber Lane
Apple Valley, Ca. 92308

5. **Project location and Assessor's Parcel Number:**
Subject site is north of Bear Valley Road and west of deep Creek Road. APNs: 3087-161-04 & 3087-171-07

6. **Description of project** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

This Initial Study is for General Plan Amendment No. 2013-02 and Zone Change No. 2013-01. The proposed amendments would change the project site from (R-E) Residential Estate (1 DU per 1 to 2.5 gross acres) to R-SF Residential Single Family (1 DU per 0.4 to 0.9 net Acres).

ENVIRONMENTAL/EXISTING SITE CONDITIONS

The 134 acre site is currently undeveloped vacant land that has been significantly disturbed due to past agriculture activities, and as such the extent of native vegetation is very limited. The site has relatively flat land.

	TOWN OF APPLE VALLEY GENERAL PLAN DESIGNATION	TOWN OF APPLE VALLEY ZONING DISTRICT	EXISTING LAND USE
Site	R-E – Estate Residential (Proposed R-SF - Residential Single Family)	R-E – Estate Residential (Proposed R-SF - Residential Single Family)	Vacant
North	R-SF - Residential Single Family	R-SF - Residential Single Family	Vacant
South	C-R – Regional Commercial	C-R – Regional Commercial	Vacant
East	R-SF - Residential Single Family	R-SF - Residential Single Family	Vacant & Single-Family Residential
West	O-P – Office Professional	O-P – Office Professional	Vacant

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, Principal Planner

Date

Lori Lamson
Assistant Town Manager

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 adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a-d. **No Impact.** The proposed General Plan Amendment and Zone Change which, in and of itself does not directly involve the development on any of the parcels. The subject properties are currently vacant. Nevertheless, the subject property is not located along, nor within the viewshed of a Scenic Route listed in the County General Plan, Town General Plan or designated by the State of California.

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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

a&e. **Less than Significant Impact.** The proposed General Plan Amendment and Zone Change which, in and of itself does not directly involve the development on any of the parcels. The subject properties are currently vacant. Nevertheless, the subject property contains two agricultural designations as determined by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP).

To determine the significance of this farmland conversion, the California Agricultural Land Evaluation and Site Assessment Model (LESA) was used. The LESA model rates the relative quality of land resources based upon specific measurable features. The model is composed of six different factors. Two Land Evaluation factors are based upon measures of soil resources quality. Four Site Assessment factors provide measures of a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. Given the limited size, water availability and surrounding development, re-establishing the site with an agricultural use does not make the site a prime location; therefore, any impact to farming activity is less than significant.

b. **Less than Significant Impact.** The proposed project site is known to have been used for agricultural activities several years ago. However, no agricultural uses currently exist on the site. The project site is zoned Residential Estate and no Williamson Act contract is in effect; therefore, development of the project site will not conflict with or impact existing zoning for agricultural use or a Williamson Act contract and impacts are considered less than significant to no impact.

c&d **No Impact.** Forest land is defined as "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits" (Public Resources Code section 12220(g)). Timberland is define as "land, other than land owned by the federal government and land designated by the Board of Experimental forestland, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees" (Public Resources Code section 4526). A Timberland Production Zone is defined as "an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber and compatible uses, as defined in subdivision" (Gov't Code section 51104(g)). The site does not contain forest land.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a-c, e. **No Impact.** The proposed General Plan Amendment and Zone Change, in and of itself will not violate any air quality standards. No new construction is proposed as the project is only for a change in General Plan land use designation and zoning. However, the project areas are 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). This portion of the basin has been designated as a ‘non-attainment’ area with respect to violating National Air Quality Standards for particulate matter classified as equal to, or smaller than, 10 microns in diameter (PM₁₀). Any future development is required to comply with any applicable air quality standards.
- d. **Less than Significant Impact.** The proposed General Plan Amendment and Zone Change, in and of itself will not violate any air quality standards. No new construction is proposed as the project is only for a change in General Plan land use designation and zoning. Nevertheless, there are not sensitive receptors adjacent to the subject property.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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,b,d **No Impact.** The analysis for potential effect on sensitive or special status species is based on the *Biological Survey Report* dated October 4, 2013, completed by RCA Associates, Inc. (RCA). Protected sensitive species are classified by either State or Federal resource management agencies, or both, as threatened or endangered, under provisions of the State and Federal Endangered Species Acts. RCA conducted a focused biological assessment of the subject site. Biological surveys were conducted for the desert tortoise (*Gopherus agassizii*), Mohave ground squirrel (*Spermophilus mohavensis*), burrowing owl (*Athene cunicularia hypugaea*), sharp-shinned hawk (*Accipiter striatus*), and loggerhead shrike (*Lanius ludovicianus*). According to RCA Associates, the parcels included in the project area have been significantly disturbed by past human activities. Therefore, the loss of the vegetation on the site is not considered to be a significant and therefore, less than significant.

c. **No Impact.** The site does not contain wetlands. Therefore, no impacts related to this issue are anticipated.

- e. **No Impact.** The site does not contain Joshua trees due in part to the numerous years the site has been utilized for agricultural uses. Therefore, no impacts related to this issue are anticipated.
- f. **No Impact.** Areas of valuable habitat that support special status species are illustrated in the Biological Resources Study of the Town’s General Plan EIR. The General Plan includes policies and programs intended to ensure that habitat connectivity is preserved in the Town. In addition, a number of special survey areas in the Town’s planning area are identified in the General Plan. Species for which surveys are required as part of development applications include Desert Tortoise, Mojave Ground Squirrel, Burrowing Owls, Joshua Trees, and/or Migratory/Nesting/Other Protected Birds. The proposed amendment 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 **No Impact.** Although the proposed General Plan Amendment and Zone Change, in and of itself does not directly involve the development of any of the parcels, a cultural resource assessment of the subject area was conducted by BCR Consulting Inc. dated July 2, 2014. A portion of the subject site is the former Viking Ranch track and stable. Recordation of the Viking Ranch track and stable foundation was considered sufficient mitigation for the resource. Therefore, based on the assessment no additional cultural resources work or monitoring is necessary. Therefore, no mitigation is necessary and no impact is anticipated.
- c. **Less than Significant Impact** The project site is not located in an area identified as highly sensitive for paleontological resources as shown in Exhibit III-5 of the General Plan EIR. No proposal for land development is proposed at this time. In accordance with the General Plan FEIR mitigation measure, a Paleontological resource study is required prior to development. The studies shall be reviewed and approved by the Town Planning Division prior to the issuance of any ground disturbing permit.
- d. **Less than Significant Impact.** The proposed project site is not known to have been utilized for religious or sacred purposes. No evidence is in place to suggest the project site has been used for human burials. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and

notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. As adherence to State regulations is required for all development, no mitigation is required in the unlikely event human remains are discovered on-site. Impacts associated with this issue are considered less than significant.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a (i). **No Impact.** The site is not located within the boundaries of an earthquake fault zone for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act. No known active or potentially active faults traverse the site as shown on the California Geologic Survey Map (2002). The nearest fault zone is the North Frontal Fault Zone located approximately five (5) miles to the southeast. Therefore, no impact associated with the rupture of a known earthquake fault would occur.

Source: Town of Apple Valley, General Plan EIR

- a(ii) **No Impact.** Like all of southern California, the Mojave Desert is a seismically active region. The proposed project site is located in a seismically active area and, therefore, will continue to be subject to ground shaking resulting from activity on local and regional faults. The proposal is a General Plan Amendment and Zone Change only. Therefore, any future construction in the project area will conform to the requirements of the Uniform Building Code (UBC). The California Building Code (California Code of Regulations, Title 24) establishes engineering standards appropriate for the seismic zone in which development may occur. Adherence to the UBC and the California Building Code (CBC) standards will ensure potential ground shaking impacts are reduced to a less than significant level.
- a(iii) **No Impact.** Liquefaction, the loss of soil strength or stiffness due to a buildup of excess pore-water pressure during strong ground shaking is considered unlikely on the project site. Considering the geologic setting of the project site, the composition of on-site soils, available water well data, and the lack of groundwater the potential for liquefaction to occur on the project site during a seismic event is low. Nevertheless, prior to future development, a soils report will be required.
- a(iv) **No Impact.** The proposed General Plan Amendment and Zone Change has no development proposed at this time. Therefore, the proposal will not subject anyone or structure to landslides.
- b-d **No Impact.** Soils on site consist of Bryman Loamy Fine Sand, Cajon Sand, Kimberlina Loamy Fine Sand, and Helendale Loamy Sand. Future development of the properties will require the excavation, stockpiling, and movement of on-site soils to create the residential pads and proposed new roadways. Currently, construction projects resulting in the disturbance of one (1) acre or more are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board (RWQCB). Because no development is proposed at this time no impact related to this issue will occur.
- e. **No Impact.** Any future development will be required to connect to the existing sanitary sewer system. Because septic or alternative waste disposal systems will not be utilized, no impact related to this issue will occur.

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. A detailed description of each of the greenhouse gases and their global warming potential are provided in *Air Quality* of the Town’s General Plan EIR. Future new development will be required to comply with the Town’s Climate Action Plan.

- b. **Less than Significant Impact.** The proposed General Plan Amendment and Zone Change will not conflict with the provisions of any adopted, applicable plan, policy or regulation. On July 13, 2010, the Town adopted a Climate Action Plan and as updated in September of 2014 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. Future new development will be required to comply with the Town’s CAP.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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-c **No Impact.** Although the subject properties are within ¼ mile of Sitting Bull Elementary School and Sitting Bull Middle School, the change from one single family residential designation to another does not emit hazardous emissions or handle hazardous materials, the impacts associated with this issue. No impact is anticipated.
- d: **No Impact.** This project is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this project would not create a significant hazard to the public or the environment. No impact is anticipated.
- e&f **No Impact.** The proposed project is not located within the land use plan of Apple Valley Airport, which is approximately six (6) miles to the northeast. Therefore, development of the proposed project will not result in an airport safety hazard to persons residing in the project area. There are no impacts associated with this issue.
- g: **No Impact.** The proposed General Plan Amendment and Zone Change will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Future development will generate an increase in the amount and volume of traffic on local and regional networks. At the time of development, the project will be required to design and construct applicable roadways to comply with applicable local, regional, State and/or Federal requirements related to emergency access and evacuation plans. Future construction activities, which may temporarily restrict vehicular traffic, will be required to implement measures to facilitate the passage of persons and vehicles through/around any required road closures. There are no impacts associated with this issue.
- h: **No Impact.** According to the Town’s General Plan, the project site is not located within a Fire Hazard Area or within an area susceptible to wildfires. The vacant land adjacent to the project site has minimal vegetation. Future development of residential will not expose persons or property to increased wildland fire risks. As such, there are no impacts associated with this issue.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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: **No Impact.** The proposed General Plan Amendment and Zone Change will not violate any water quality standards or waste discharge requirements because the Regional Water Quality Control Board (RWQCB), responsible for administering the Federal Clean Water Act on a regional level, has standards and waste discharge requirements for water quality that must be met during both construction of a project and ongoing at such time development is proposed.

Future on-site grading activities associated with the construction will require the movement of soils, which may result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event and could increase the potential for erosion and off-site sedimentation. Also future residential uses may incrementally increase the potential for storm runoff. However, because no development is proposed at this time no impact related to this issue will occur.

b: **No Impact.** The change in land use designations will not 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 because the project is served by an existing water purveyor that has indicated that there is currently sufficient capacity in the existing water system to serve the anticipated needs of the project.

c-e: **No Impact.** The change in land use designations will not alter existing surface drainage on the site, therefore, no impacts related to this issue are anticipated to occur.

g: **No Impact** The change in land use designations 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 site is not located within a 100-year or 500-year flood hazard area, as mapped on FIRM Panel No. 06071C6505H dated August 28, 2008. No impacts related to this issue are anticipated to occur.

i-j: **No Impact.** No levees, dams or large bodies of water are located near the development site which would subject people to flooding. 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 checked="" type="checkbox"/>	<input 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: **No Impact.** The proposed General Plan Amendment and Zone Change is for vacant land. The change will represent a continuation of the surrounding residential uses. Future development of the site will not divide an existing neighborhood, nor would it introduce a barrier between residential uses. Therefore, no impacts associated with physically dividing an established neighborhood are anticipated.
- b: **Less than Significant Impact.** The proposed project includes a General Plan Amendment and Zone Change. The existing General Plan designation and Zoning include R-E (1 dwelling unit per 2.5 net acres) the proposed project would change these designations to R-SF Residential Single Family (1 dwelling unit per 0.4 to 0.9 net acre). The General Plan states “Apple Valley is primarily a community of homes, many of which are located on lots of approximately one-half acre or more. Maintenance of a rural lifestyle is an important concept. In Apple Valley ‘rural’ means space—unscarred mountains and vistas of desert valleys, neighborhoods of large lots, an extensive equestrian trail system, and landscaping in keeping with the desert environment.” The proposed land use designation maintains a half acre minimum and future development will be required to provide an equestrian lifeline trail along Deep Creek Road. For these reasons, the implementation of the proposed project would not conflict with any applicable land use plan, policy, or regulation; a less than significant impact would occur.
- c: **No Impact.** The amendment 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; however, the Town has a draft Multi-Species Habitat Conservation Plan. At such time the site is to be developed, the project will be subject to the mitigation measures identified in the MHCP.

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 type="checkbox"/>	<input checked="" 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?	<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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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: **No Impact.** The proposed General Plan Amendment and Zone Change which, in and of itself does not directly involve the development on any of the parcels. The subject properties are currently vacant. However, future construction of the properties would potentially result increased noise levels but it is not anticipated to exceed any noise standards. As such, no impact is anticipated.
- b: **Less than Significant.** The proposed General Plan Amendment and Zone Change which, in and of itself does not directly involve the development on any of the parcels. The subject properties are currently vacant. Future construction of and operation of the uses associated with this type of project do not induce substantial groundborne vibrations. As such, a less than significant impact is anticipated.
- c&d **Less than Significant Impact.** The proposed General Plan Amendment and Zone Change which, in and of itself does not directly involve the development on any of the parcels. The subject properties are currently vacant. However, future residential development would potentially result in an increase in ambient noise levels in the project vicinity above levels existing without the project. It is not anticipated that the increase in density would be a substantial change; therefore, a less than significant impact is anticipated.
- e: **No Impact.** The proposed project is not located within two miles of a public airport and, therefore, does not have the potential to expose people to excessive noise levels from airport operations.
- f: **No impact.** The proposed project site is not located within the vicinity of a private airstrip; therefore, no impact associated with this issue will occur.

XIII. POPULATION AND HOUSING

Would the project result in:

	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 checked="" type="checkbox"/>	<input 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"/>
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"/>

SUBSTANTIATION:

- a: **Less than Significant Impact.** The proposed General Plan Amendment and Zone Change which, in and of itself does not directly involve the development on any of the parcels. The proposed site is currently designated as residential use in the General Plan and will remain residential but with an increase in density. The proposed residential use meets the Town’s goal of providing housing opportunities for the increasing population within the Town of Apple Valley. As the proposed project is consistent with and has been anticipated by the Town’s General Plan, a less than significant growth inducing impact would be associated with future development of the site.
Source: Apple Valley General Plan, Housing Element.
- b: **No Impact.** The proposed project site is currently vacant and, therefore, no displacement of housing or residents will occur. Replacement housing will not be required and no impact associated with this issue will occur.

c: **No Impact.** The proposed project site is currently vacant. As such, the development of the project will not displace people or necessitate the need for construction of replacement housing elsewhere. No impact associated with this issue will occur.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) 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:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

FIRE - Less than Significant Impact. Fire service would be provided to the project uses by the Apple Valley Fire Protection District. The proposed project is located approximately one mile from Station No. 334 located at 12143 Kiowa Road and Station No. 336 located at 19235 Yucca Loma Road. Due to the close proximity of the two fire stations, the proposed project would be within the standard respond times of the Fire Protection District. However, as with any new development, the proposed project would increase the need for fire protection services within the Town. As a result, the applicant for the construction of the new dwelling units will be required to pay applicable fire service fees prior to occupancy. The payment of fees satisfies the requirements for development impacts on fire services. With the payment of the fire service fee, potential impacts related to the provision of fire services would be reduced to a less than significant level.

Source: Town of Apple Valley, General Plan EIR

POLICE - Less than Significant Impact. The Town of Apple Valley provides law enforcement services for residents and businesses within the Town limits via a contract with the San Bernardino County Sheriff’s Department. The Sheriff station is located at 14931 Dale Evans Parkway. Based on the projected increase in population at build-out, the project does not warrant an additional police officer. Further, the construction of new dwelling units will be required to pay applicable law enforcement facilities fee prior to occupancy. The payment of fees satisfies the requirements for development impacts on police facilities. With the payment of the law enforcement facilities fees, potential impacts related to the provision of police services would be reduced to a less than significant level.

Source: Town of Apple Valley, General Plan EIR and Building & Safety Impact Fee Schedule

SCHOOL- Less than Significant Impact. Future development would be served by the Apple Valley Unified School District. The nearest schools to the proposed project include Sitting Bull Elementary School, Sitting Bull Middle School, Apple Valley High School, and Willow Park High School. Section 65995 of the California Government Code requires developers to pay a onetime fee for school capital acquisitions and improvements and prohibits state or local agencies from imposing school impact mitigation fees, dedications or other requirements in excess of those provided in the statute.

As such, the applicant for the construction of the new dwelling units proposed in the project is required to pay applicable school fees prior to occupancy. The payment of fees satisfies the requirements for the development impacts on school facilities. With the payment of school impact mitigation fees, potential impacts related to the provision of schools would be reduced to a less than significant level.

Source: Town of Apple Valley, General Plan EIR

PARKS - Less than Significant Impact. The increase in population would result in increased demand for and use of local parks. In order to reduce potential impacts upon local parks, the proposed project shall be required to dedicate land to pay its fair share for park facilities.

PUBLIC FACILITIES - Less than Significant Impact. The development will not exceed demand that has been previously considered in The Town’s General Plan EIR.

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 neighborhood 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

a-b: **Less than Significant Impact.** The population increase may result in impacts to local and regional park facilities. The project site is located in close proximity to many regional recreational opportunities. There are a total of thirteen (13) local parks within the Town’s jurisdictional boundaries. Four (4) of the thirteen (13) parks are located approximately 3 miles from the project site and would be used by residents within the proposed project. These parks include Norm Schmidt Memorial Park, Mendel Park, Yucca Loma Park, and the James A. Woody Community Center. A 10 acre park is proposed east of Sitting Bull Elementary, just north of the subject property.

XVI. TRANSPORTATION/TRAFFIC

Would the project result in:

	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 regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a&b. **Less Than Significant.** The proposed General Plan Amendment and Zone Change, in and of itself will not create traffic related impacts. A tract map was not submitted with the GPA and ZC. However, due to the increase in density from one acre minimum to half acre minimum a traffic analysis was prepared by LSA, dated March 25, 2014. The study identified a trip generation of 3,189 daily trips with 251 trips occurring during a.m. peak and 335 trips occurring during the p.m.. After accounting for the current land use trip generation, the proposed GPA/ZC would generate 19,14 net new daily trips with 151 net new trips occurring during the a.m. peak hour and 201 net new trips occurring during peak p.m. hour. The study indicates that the circulation impacts associated with the GPA/ZC for the 134 acres are normal and are reduced to a level of less than significance with the recommended street improvements. At such time a tract map is submitted for the subject area, Conditions of Approval will be required for the necessary street improvements consistent with the Circulation Element of the General Plan.
- c. **No Impact.** The proposed project is not located within the vicinity of an airport nor will it increase the traffic levels near an airport. Therefore, it will not cause any changes to air traffic patterns. No impacts are anticipated.
- d-g. **No Impact.** The proposed General Plan Amendment and Zone Change, in and of itself will not create traffic related impacts. No construction is proposed at this time; however, at such time development is proposed traffic related impacts related to land division and development will be evaluated.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 proposed General Plan Amendment and Zone Change which, in and of itself does not directly involve the development on any of the parcels. The proposed site is currently designated as residential use in the General Plan and will remain residential but with an increase in density. The increase is not so substantial beyond what was anticipated within the General Plan that a significant impact on utilities would result. Future development will be required to provide the necessary utilities to adequately serve the site.

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 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- 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)?
- d) Does the project have environmental effects which will cause Substantial adverse effects on human beings, either directly or indirectly?

SUBSTANTIATION:

- a. **Less than Significant Impact.** The site is not within designated or proposed critical habitat for threatened or endangered species. Additionally, according to the Biological Assessment the proposed project site does not contain any wetlands, or riparian habitat and does contain suitable habitat for nesting birds, raptors, and burrowing owls; however, at such time as development is proposed an updated assessment will be required.
- b. **Less than Significant Impact.** The environmental impacts associated with this General Plan Amendment and Zone Change did not identify any impacts that had the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- c. **Less than Significant Impact.** The environmental impacts associated with this General Plan Amendment and Zone Change did not identify any impacts that had the potential to have impacts that are individually limited, but cumulatively considerable. Therefore, less than significant impact is anticipated.
- d. **Less than Significant Impact.** As identified in this Initial Study, it was determined that the significance of environmental impacts associated with the General Plan Amendment and Zone Change were either no impact or less than significant impact. For all topics, the General Plan Amendment and Zone Change would not produce a significant effect on the environment. Correspondingly, the General Plan Amendment and Zone Change would not produce an adverse impact on humans for those environmental topics that relate directly to humans such as aesthetics, air quality, cultural resources, geology and soils, hazards and hazardous material, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, and utilities and service systems.

REFERENCES

BCR Consulting, Inc. Cultural Resource Assessment, July 2014
RCA Associates, Inc., Biological Survey Report, 2013
LSA, Traffic Study, 2014
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, 2009
Town of Apple Valley Climate Action Plan (CAP), 2010
Environmental Impact Report (EIR), Town of Apple Valley General Plan, 2009
County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
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. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. County of San Francisco* (2002) 102 Cal. App. 4th 656.



Get a Slice of the Apple.

TOWN OF APPLE VALLEY PLANNING COMMISSION

Agenda Item No. 3

Staff Report

AGENDA DATE: February 18, 2015

CASE NUMBER: Sign Program No. 2005-016, Amendment No. 1

APPLICANT: Mr. Brian Sweeny, for Apple Valley Retail, LLC

PROPOSAL: A request to amend an approved Sign Program to allow two (2) additional nine (9) square-foot sign panels on two (2) existing twenty-five (25) foot high pylon signs within the retail center Mojave River Crossing retail shopping center.

LOCATION: 12218 Apple Valley Road; APN: 444-443-17 and 18.

ENVIRONMENTAL DETERMINATION: Pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA), Section No. 15311, the proposed request is Exempt from further environmental review.

CASE PLANNER: Mr. Douglas Fenn, Senior Planner

RECOMMENDATION: Approval

PROJECT AND SITE DESCRIPTION:

- A. Site Description
The subject site is currently developed with the Mojave River Crossings shopping center.
- B. General Plan Designations:
Project Site - General Commercial
North - Equestrian Residential
South - Regional Commercial
East - Regional Commercial
West - Equestrian Residential

Surrounding Zoning and Land Use:

Project Site - General Commercial (C-G), Retail Center (Mojave River Crossings)
North - Equestrian Residential (R-EQ), Residential
South - Regional Commercial (C-R), Retail Center
East - Regional Commercial (C-R), Retail Center
West - Equestrian Residential (R-EQ), Residential

ANALYSIS

A. Background

On October 17, 2005, the Planning Commission reviewed and approved Sign Program No. 2005-016 for the Mojave River Crossings shopping center located at the northwest intersection of Apple Valley and Bear Valley Roads.

B. General:

The Code requires the approval of a Sign Program for any multi-tenant business or shopping center with shared sign facilities. The intent of a Sign Program is to integrate signs with building and landscape design to create a unified architectural statement throughout the center that complies with the provisions of the Sign Code. Additionally, it is intended to provide a means of flexible application of sign regulations to encourage maximum creativity in the design and display of signs.

The approved sign program allowed two (2) 115 square-foot, twenty-five (25)-foot high pylon signs, located along Apple Valley and Bear Valley Road(s). Each pylon sign has six (6) interchangeable panel cabinet signs, including the logo of the major tenant and names of six (6) of the largest tenants in the center. The applicant proposes to add two (2), nine (9) square-foot interchangeable panel cabinets underneath the existing six (6) interchangeable panel cabinets.

The Code allows freestanding signs a maximum sign area of two (2) square feet for every ten (10) linear feet of property frontage. The Apple Valley Road street frontage is allowed 200 square feet of freestanding signage. Based on two (2) existing eighteen (18) square foot monument signs, a 115 square-foot pylon sign, in addition to the proposed nine (9) square-foot sign panels, the combined total of signage along Apple Valley Road is 169 square feet which complies with the Sign Code. Bear Valley Road street frontage is allowed 150 square feet of freestanding signage. Based on an existing eighteen (18) monument sign, 115 square-foot pylon sign, in addition to the proposed nine (9) square-foot sign panels, the combined total of signage along Bear Valley Road is 169 square feet which is one (1) square foot over the allowed 150 square footage.

As indicated above, sign programs are intended to provide a means of flexible application of sign regulations to encourage maximum creativity in the design and display of signs. The proposed interchangeable panel signs are generally consistent with the existing pylon signs, and they do not increase the height or the width of the existing pylon signs. The one (1) square-foot increase above Code requirement for Bear Valley Road is very innocuous and allows for uniformity for all interchangeable panels to be the same size (see Exhibits 2.0 and 2.1 of Pylon Sign Alterations), and therefore, is supported by staff.

C. Environmental Assessment:

Pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA), Section No. 15311, the proposed request is Exempt from further environmental review.

RECOMMENDATION

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

1. Pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA), Section No.15311, the proposed request to approve signage for an approved retail center is EXEMPT from further environmental review.
2. Find the Facts presented in the staff report supports the approval of Sign Program No. 2005-016, Amendment No.1.
3. Approve Sign Program No. 2005-016, Amendment No. 1, subject to the Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

Prepared by:

Reviewed By:

Douglas Fenn
Senior Planner

Carol Miller
Principal Planner

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Exhibits 2.0 and 2.1 of Pylon Sign Alterations

TOWN OF APPLE VALLEY

RECOMMENDED CONDITIONS OF APPROVAL

Case No. Sign Program No. 2005-016, Amendment No. 1

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 or alleviate 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. Sign Program No. 2005-016 Amendment No. 1 shall become effective 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 filing of a Notice of Exemption requires the County Clerk to collect a documentary handling fee of fifty dollars (\$50.00). The fee must be paid in a timely manner in accordance with Town's procedures. No permits may be issued until such a fee is paid.

- P4. The approval of Sign Program No. 2005-016 Amendment No. 1 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.

- P5. The rendering(s) presented to and approved by the Planning Commission at the public hearing shall be the anticipated and expected appearance of the signage upon completion.

- P6. 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.

- P7. 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.
- P8. The additional total square footage of the two (2) interchangeable panel cabinet signs per each pylon sign shall not exceed eighteen (18) square feet.
- P9. Aside from the changed approved under this amendment, all other sign provisions of Sign Program No. 2005-016 shall remain in effect.

END OF CONDITIONS



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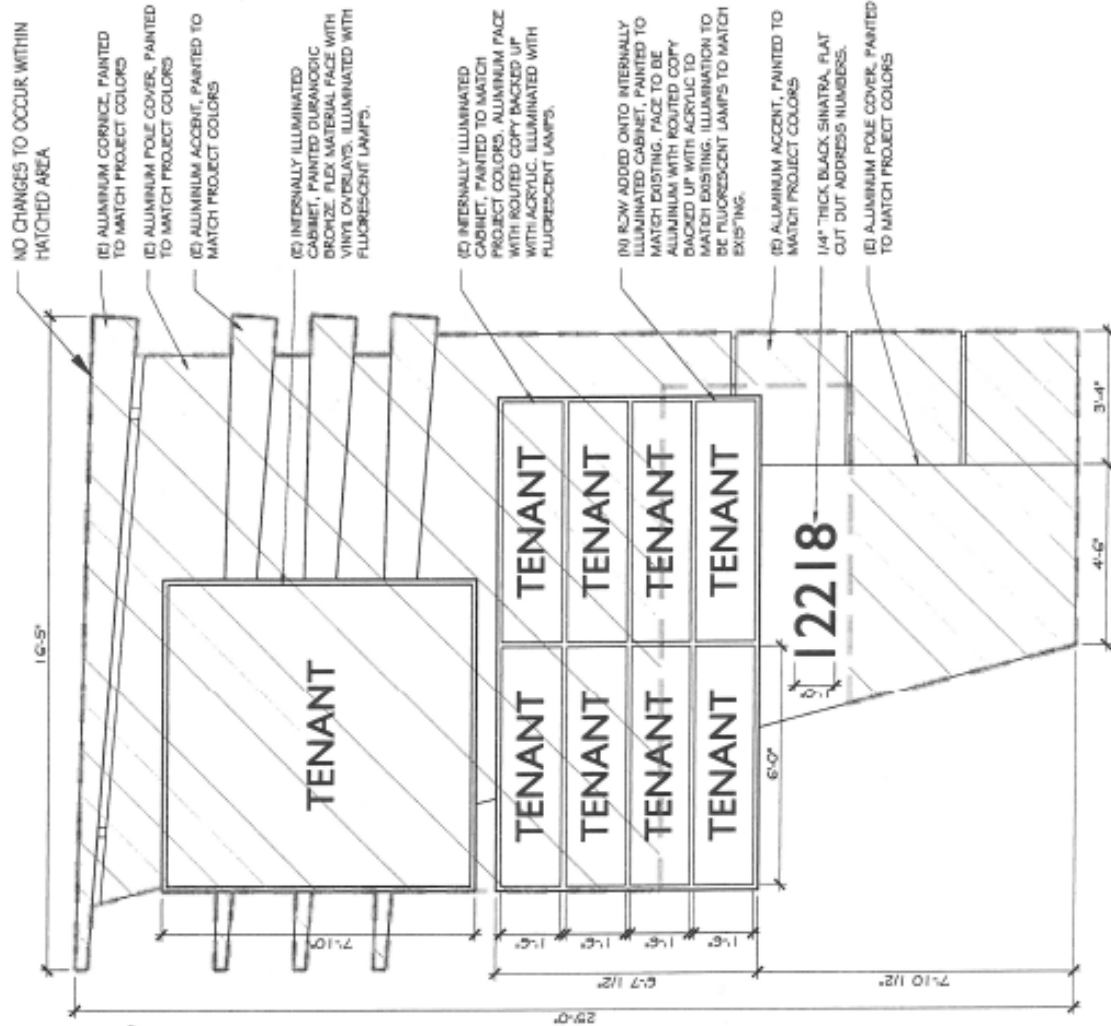
APPLE VALLEY SHOPPING CENTER
 12218 APPLE VALLEY RD.
 APPLE VALLEY, CALIFORNIA

No.	Description	Date

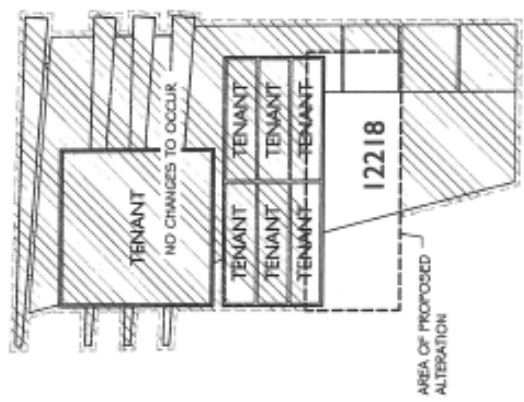
Project number	2015-09-COM
Date	01.15.15
Drawn by	[initials]
Checked by	[initials]

2.0

Scale



MAJOR TENANT SIGN = 61.36 SF
 SHOP TENANT SIGNS = 9.00 SF EA.
 TOTAL PROPOSED SIGNAGE AREA = 133.36 SF PER SIDE
 (EXISTING SIGNAGE AREA = 115.36 SF PER SIDE)



PROPOSED PYLON SIGN ELEVATION
 SCALE: 1/4" = 1'-0"

EXISTING PYLON SIGN ELEVATION
 SCALE: 1/8" = 1'-0"



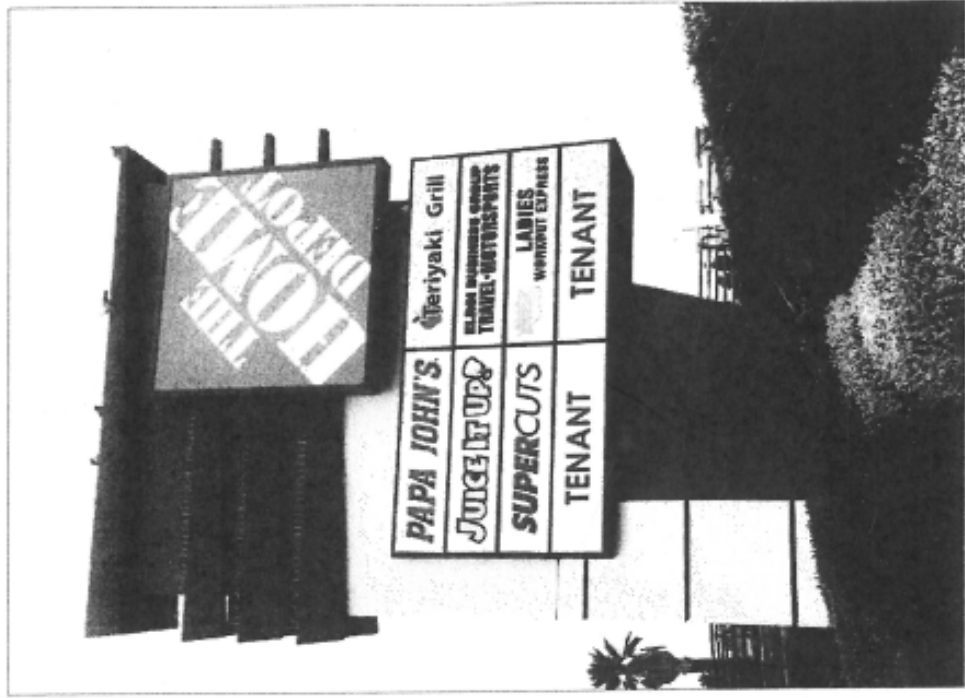
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APPLEVALLEY SHOPPING CENTER
 12218 APPLEVALLEY RD.
 APPLE VALLEY, CALIFORNIA

No.	Description	Date

Project number 2010-06-COM
 Date 01.15.15
 Drawn by JHMS
 Checked by JHMS

Scale 2.1
 sheets 1 of 1



PROPOSED PYLON SIGN RENDERING N.T.S. 01



EXISTING PYLON SIGN RENDERING N.T.S. 02



TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

- AGENDA DATE:** February 18, 2015
- CASE NUMBER:** Vacation of a twenty (20)-foot wide public alley.
- APPLICANT:** Brian Nicklason
- PROPOSAL:** To consider a General Plan Conformity Finding, pursuant to Government Code Section 65402(a), for the vacation of a twenty (20)-foot wide public alley that extends along the north and east of the subject site.
- LOCATION:** Northeast corner of Toltec and Bear Valley Roads (APN 3087-531-39 and -40).
- ENVIRONMENTAL DETERMINATION:** The General Plan conformity finding is not a project as defined by CEQA. The future transfer of excess right-of-way property to adjacent parcel owners is exempt from CEQA review, per Section 15061(b)(3), because the project has no potential for causing a significant effect on the environment.
- STAFF PERSON:** Pam Cupp, Associate Planner
- RECOMMENDATION:** Adopt Planning Commission Resolution No. 2015-001, which recommends to the Town Council that the requested alley vacation is consistent with the goals and policies of the Town's General Plan.
- A. Project Summary: The proposed Planning Commission action consists of a General Plan conformity finding for the vacation of a twenty (20)-foot wide public alley be forwarded and reviewed by the Town Council. Government Code Sections 65402(a) and (c) require that, prior to street vacation or acquiring/selling real property for any purpose, the planning agency of any city (Town of Apple Valley) or county, with an adopted General Plan, must report that the street vacation or acquisition/sale conforms to the General Plan. As described in this staff report, the proposed alley vacation conforms to the Town's General Plan.
- B. General Plan Designations:
- | | |
|----------------|----------------------------------|
| Project Site - | General Commercial (C-G) |
| North - | Single-Family Residential (R-SF) |
| South - | Public Facility (P-F) |
| East - | Service Commercial (C-S) |
| West - | General Commercial (C-G) |
- C. Surrounding Zoning and Land Use:

Project Site-	General Commercial (C-G) - Vacant
North -	Single-Family Residential (R-SF) - Single Family Residence
South -	Public Facility (P-F) - Apple Valley High School
East -	Service Commercial (C-S) - Vacant
West -	General Commercial (C-G) - Commercial Building

ANALYSIS

A. General Plan Conformance: As described, Government Code Sections 65402(a) and (c) require that, prior to a street vacation the planning agency with an adopted General Plan must report that the street vacation conforms to their General Plan. Although the General Plan does not address street vacations or alley specifically, the General Plan does indicate the following:

- 1) Maintaining connectivity between land uses whenever possible;
- 2) Maintain and expand a safe and efficient circulation and transportation system; and
- 3) Strict implementation of the Town's Circulation Map.

The public alley proposed for vacation is twenty (20) feet wide extending east from Toltec Road for 200 feet, then south to Bear Valley Road for an additional 220 feet. The public alley was dedicated in 1955 as a part of Tract Map No. 4643 and most likely was intended to provide access for service vehicles. Today, the Town does not promote alley dedication, but instead, requires access from improved, public roadways.

This subject alley is unimproved and is not essential for ingress/egress to any of the bordering properties. The vacation of the alley will not impact connectivity between land uses or the overall circulation of the vicinity. The proposed alley vacation will not create or perpetuate any landlocked parcels. Currently, the alley exists on paper only and once the vacation has been completed, the land will revert to private ownership and be incorporated into the adjacent parcels. Staff found the proposal to be consistent with the Town's General Plan because the alley in question is not identified as an existing or future roadway, nor is it required to provide access to any adjacent parcels.

B. Environmental Assessment: The General Plan conformity finding is not a project as defined by CEQA. The future transfer of excess right-of-way property to adjacent parcel owners is exempt from CEQA review, per Section 15061(b)(3), because the project has no potential for causing a significant effect on the environment.

RECOMMENDATION

Adopt Planning Commission Resolution No. 2015-001, finding and reporting that the alley vacation as described herewith is in conformance with the Town's General Plan.

ATTACHMENTS:

1. Aerial Photo
2. Planning Commission Resolution No. 2015-001



PLANNING COMMISSION RESOLUTION NO. 2015-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, FINDING THE PROPOSED VACATION OF THE PUBLIC ALLEY LOCATED EAST AND NORTH OF LOT NOS. 13 AND 14 OF TRACT NO. 4643 TO BE IN CONFORMANCE WITH THE GENERAL PLAN.

WHEREAS, on August 11, 2009 the Town Council adopted a Comprehensive General Plan Update for the Town of Apple Valley; and

WHEREAS, consideration is being given to the possible vacation of the public alley located east and north of Lot Nos. 13 and 14 of Tract No. 4643; and

WHEREAS, the proposal is consistent with the Town's General Plan because the unimproved, twenty (20)-foot wide alley is not identified as an essential access route and will not create or perpetuate any landlocked parcels; and

WHEREAS, the proposal will not impact connectivity between land uses or impact circulation or transportation systems; and

WHEREAS, Government Code Sections 65402(a) and (c) of the State of California requires that, prior to an agency taking action to vacate any street segment, an assessment must be made by the Planning Commission as to the conformity with their General Plan.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission hereby reports that the street vacation, as shown on Exhibit "A", attached hereto and made a part hereof is in conformance with the Town of Apple Valley General Plan.

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 18th day of February, 2015.

Chairman

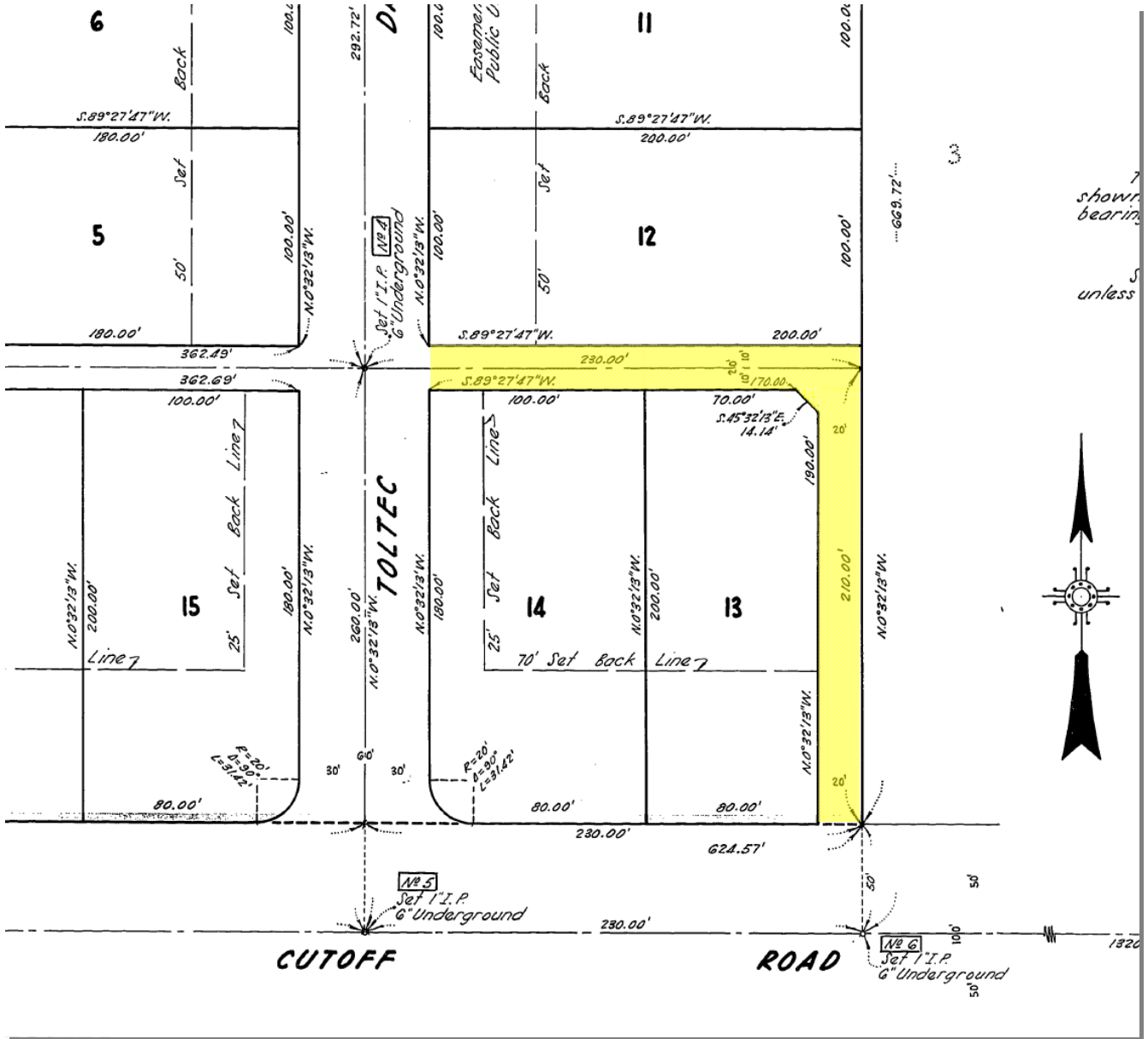
ATTEST:

I, Debra Thomas, Secretary to the Planning Commission of the Town of Apple Valley, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 18th day of February, 2015 by the following vote, to-wit:

Ms. Debra Thomas, Planning Commission Secretary

AYES:
NOES:
ABSENT:
ABSTAIN

EXHIBIT "A"



7
shown
bearing
5
unless

