



## Town Council Agenda Report

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Date: October 27, 2020 Item No. 7

To: Honorable Mayor and Town Council

Subject: DEVELOPMENT CODE AMENDMENT NO. 2020-007 IS A REQUEST TO MODIFY TITLE 9 "DEVELOPMENT CODE" OF THE TOWN OF APPLE VALLEY MUNICIPAL CODE BY SECTION 9.29.060 "MANUFACTURED HOUSING STANDARDS" AS IT RELATES TO AGE AND DESIGN STANDARDS OF MANUFACTURED HOUSING LOCATED OUTSIDE OF ANY MANUFACTURED OR MOBILE HOME PARK.

From: Douglas Robertson, Town Manager

Submitted by: Pam Cupp, Senior Planner  
Planning Department

Budgeted Item:  Yes  No  N/A

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### RECOMMENDED ACTION

- A. **Determine** that, pursuant to Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is exempt from environmental review because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.
- B. **Find** the facts presented within the staff report, including the attached Planning Commission Resolution No. 2020-005 adopted September 2, 2020, support the required Findings for approval of the proposed Development Code Amendment and adopt the Findings.
- C. **Move** to waive the reading of Ordinance No. 538 in its entirety and read by title only.
- D. **Introduce** Ordinance No. 538 approving Development Code Amendment No. 2020-007; and
- E. **Direct** staff to file a Notice of Exemption with the San Bernardino County Clerk of the Board.

## SUMMARY

This amendment was initiated by the Town Council at the May 1, 2019 joint meeting of the Town Council and Planning Commission. Staff was directed by the Council to work with the Planning Commission to revise the development standards relating to manufactured homes located outside of a mobile home park. On September 2, 2020, the Planning Commission adopted Planning Commission Resolution No. 2020-005 recommending the Town Council approved Development Code Amendment No. 2020-007.

## ANALYSIS

The Town's current Development Code allows the installation of any manufactured home that was constructed after June 15, 1976 and certified under the National Mobile Home Construction and Safety Standards Act of 1974. This provision may have been carried over from the County's Code upon incorporation, and left without modification, would allow the placement of a 46-year old manufacture home on any vacant residential property. San Bernardino County currently requires that manufactured homes within the Apple Valley sphere of influence be a maximum ten (10)-year of age to receive a permit. Additional research of neighboring jurisdictions found that applying a maximum ten (10)-year age restriction is common and is the Planning Commission's recommended modification.

California Health and Safety Code section 19993 allows the Town authority to review and regulate architectural and aesthetic requirements of manufactured housing. However, such requirements shall not substantially vary from the requirements imposed on other traditionally constructed homes of similar size. The State limits the Town's ability to control where manufactured homes can be placed by mandating that manufactured homes be permitted in any residentially zones property. The Town's existing architectural requirements for manufactured homes are vague and much less restrictive than what is required for traditionally constructed residential homes. As such, the Planning Commission is recommending additional language to clarify the Town's desire for high quality architecture and neighborhood compatibility.

The following is a strike-thru/underline version of the modifications recommended by Planning Commission Resolution 2020-005:

### 9.29.060 - Manufactured Housing Standards

- A. **Purpose.** The purpose of these regulations is to establish standards for the permanent installation of manufactured housing ~~and mobile homes~~ for occupancy as single-family dwellings when located outside of a mobile home park. Manufactured housing does not include mobile homes, recreational vehicles or commercial modular units. ~~It is intended that such manufactured housing be designed and located so as to be compatible with neighboring conventionally built dwellings. The standards provided in this Section are designed to ensure the compatibility of manufactured housing in single family districts with the aesthetic and architectural character of the surrounding neighborhood, in a manner similar to that used by the Town to approve other building permits for dwellings.~~ Any manufactured

**home installed or constructed in accordance with the provisions of this section shall be allowed anywhere that permits the construction of detached, single-family residential structures.**

B. **Permit Requirements.** The following requirements shall apply to manufactured homes:

1. All applicable construction related permits and approvals including grading, sewage disposal, erosion control and encroachment permits shall be obtained.
2. **A permit from the Building and Safety Division for the installation of a manufactured home not within an approved and properly licensed mobile home park shall not be issued, if more than ten (10) years have elapsed between the date of manufacture and the date of the application for the issuance of the permit to install such manufactured home. The requirements of this section shall not apply if the manufactured home is already in place on the lot for which the permit is sought and was approved pursuant to a permit previously issued by the Town.**
3. The manufacturer shall permanently affixed a label or tag to the manufactured home certifying that the manufactured home complies with federal construction and safety standards (43 U.S.C. section 5415) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et. seq.)

C. **Development Standards**

1. Any manufactured home occupied as a single-family dwelling in any residential district shall be installed upon a permanent foundation with the finished floor at grade with the site. All conduits, plumbing, electrical, mechanical, and/or other equipment installed below the finished floor shall be located below the finished grade of the site. Any manufactured home so used shall be a permanent fixture to the site, permanently affixed to a building foundation.
2. Each manufactured home shall comply with all the site development standards of the applicable zoning district **as outlined within Section 9.28.040 “Site Development Standards”**.
3. **Each manufactured home shall comply with the standards outlined within Section 9.31.030 “Single Family Architectural Design Standards”**.  
~~—Double-wide or multi-sectional at a minimum of 1,200 square feet in size;~~
4. **Exterior walls shall be finished with materials and trim customarily associated with conventional single-family dwellings. This would include horizontal wood siding, stucco or stucco-like finishes, masonry and board and batten siding. Corrugated metal walls, vertical rib siding or other such materials are not acceptable under this guideline, unless it can be found characteristic of conventional dwellings** All siding shall be non-reflective, shall be installed from the ground up to the roof, and The exterior siding, trim and roof shall be similar to that used in other single family dwellings within the immediate area of where the manufactured home is to be located;

5. The roofing shall be asphalt or tile shingles or other material characteristic of similar to that utilized in conventional site built single family dwellings, similar to that used within the immediate area of where the manufactured home is to be located.
6. The roof shall overhang the exterior wall by at least sixteen (16) inches unless a lesser overhang can be shown to be characteristic of conventional dwellings within the immediate area of where the manufactured home is to be located. Except when associated with an identifiable architectural design, fascia boards shall be used on all edges of the roof to screen exposed rafters, vents, etc., and to give the roof a finished appearance.
7. ~~All roofs shall have a minimum pitch of 3:12;~~ The roof pitch shall be minimum of 4:12 and/or characteristic of conventional dwellings within the immediate area of where the manufactured home is to be located.
8. An enclosed two (2)-car garage shall be provided ~~which is similar to that provided for single family dwellings and~~ with exterior siding, roof line and materials matching that of the manufactured home.
9. Trailers, campers, fifth-wheels, recreational vehicles, buses, or similar vehicles shall not be used or occupied for any residential purpose, and any such residential use of such vehicle(s) is expressly prohibited except as defined herein. A trailer, camper, fifth-wheel, recreational vehicles, bus, or similar vehicle may be placed, for a residential purpose, on a site for up to fifteen (15) days within any one (1) calendar year. Upon approval of a Temporary Use Permit, a trailer, fifth-wheel, bus, or similar vehicle may be placed, for a residential purpose, on a site for up to sixty (60) days within any one (1) calendar year.

## FINDINGS

An Amendment to the Development Code requires two (2) "Findings", as listed within Development Code Section 9.06.060. For consideration, the required Findings are listed below, along with a comment addressing each. If there is concurrence with these comments, it may be adopted. If the Council wishes to modify the offered comments, after considering input and public testimony at the public hearing, modifications to the Findings and Code Amendment can be included.

A. The proposed amendment is consistent with the General Plan; and

Comment: The General Plan is the blueprint for the community's future growth. Specific Goals and Objectives are provided within each of the adopted General Plan's State mandated Elements. Many of these stated Goals and Objectives address the community's desire to establish and maintain high standards for the quality, aesthetic appearance and safety for all new and existing development. The proposed Development Code Amendment establishes new standards and criteria addressing development of manufactured housing. This change is consistent with the Goals and Objectives of the adopted General Plan.

- B. The proposed amendment will not be detrimental to the public health, safety or welfare of the Town or its residents.

Comment: The proposed Development Code Amendment will establish new standards and criteria relating to the development of Manufactured Homes within the Town of Apple Valley. These standards and criteria are proposed with the specific intent of creating requirements that will assure that current and future construction will result in structures that will provide for the health and safety of individuals occupying said structures and, thus, the Amendment shall not be detrimental to the health, safety or general welfare of the citizens or visitors of the Town of Apple Valley.

### **NOTICING**

Development Code Amendment No. 2020-007 was advertised as a public hearing in the Apple Valley News newspaper on October 16, 2020.

### **ENVIRONMENTAL REVIEW**

Staff has determined that the project is not subject to the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.

### **FISCAL IMPACT**

None

### **ATTACHMENTS:**

1. Ordinance No. 538
2. Planning Commission Resolution No. 2020-005

## ORDINANCE NO. 538

**AN ORDINANCE OF THE TOWN OF APPLE VALLEY, CALIFORNIA, AMENDING TITLE 9 “DEVELOPMENT CODE” OF THE TOWN OF APPLE VALLEY MUNICIPAL CODE, BY MODIFYING SECTION 9.29.060 “MANUFACTURED HOUSING STANDARDS” AS IT RELATES TO AGE AND DESIGN REQUIREMENTS APPLICABLE TO MANUFACTURED HOUSING.**

**WHEREAS**, The General Plan of the Town of Apple Valley was adopted by the Town Council on August 11, 2009; and

**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**, On May 1, 2019, the Town Council initiated a Development Code Amendment, directing staff to work with the Planning Commission to modify the development standards relating to manufactured housing located outside of a mobile home park;

**WHEREAS**, Title 9 “Development Code” of the Municipal Code of the Town of Apple Valley has been previously modified by the Town Council on the recommendation of the Planning Commission; and

**WHEREAS**, On September 2, 2020, the Planning Commission of the Town of Apple Valley conducted a duly noticed public hearing on Development Code Amendment No. 2020-007, inviting testimony from the public and adopting Planning Commission Resolution No. 2020-005 forwarding a recommendation to the Council; and

**WHEREAS**, Specific changes are proposed to Title 9 “Development Code” of the Town of Apple Valley Municipal Code by modifying Section 9.29.060 “Manufactured Housing Standards” relative to age and design requirements; and

**WHEREAS**, Development Code Amendment No. 2020-007 is consistent with the Town's 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; and

**WHEREAS**, The project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA; and

**WHEREAS**, On October 16, 2020, Development Code Amendment No. 2020-007 was duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

**WHEREAS**, On October 27, 2020, the Town Council of the Town of Apple Valley conducted a duly noticed and advertised public hearing on Development Code Amendment No. 2020-007, receiving testimony from the public and

**NOW, THEREFORE**, the Town Council of the Town of Apple Valley, State of California, does ordain as follows:

**Section 1.** Find that the changes proposed by Development Code Amendment No. 2020-002 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

**Section 2.** Pursuant to Section 15061(b)(3) of the State Guidelines to Implement the California Environmental Quality Act (CEQA), it can be determined that the Code amendment is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty, as with the proposed Code Amendment, that there is no possibility that the proposal approved under Development Code Amendment No. 2020-002 will have a significant effect on the environment and, therefore, the Amendment is EXEMPT from further environmental review.

**Section 3.** Amend Section 9.29.060 “Manufactured Housing Standards” of Title 9 “Development Code” of the Town of Apple Valley Municipal Code to read as follows:

**“9.29.060 - Manufactured Housing Standards**

- A. **Purpose.** The purpose of these regulations is to establish standards for the permanent installation of manufactured housing for occupancy as single-family dwellings when located outside of a mobile home park. Manufactured housing does not include mobile homes, recreational vehicles or commercial modular units. Any manufactured home installed or constructed in accordance with the provisions of this section shall be allowed anywhere that permits the construction of detached, single-family residential structures.
- B. **Permit Requirements.** The following requirements shall apply to manufactured homes:
  - 1. All applicable construction related permits and approvals including grading, sewage disposal, erosion control and encroachment permits shall be obtained.
  - 2. A permit from the Building and Safety Division for the installation of a manufactured home not within an approved and properly licensed mobile home park shall not be issued, if more than ten (10) years have elapsed between the date of manufacture and the date of the application for the issuance of the permit to install such manufactured home. The requirements of this section shall not apply if the manufactured home is already in place on the lot for which

the permit is sought and was approved pursuant to a permit previously issued by the Town.

3. The manufacturer shall permanently affixed a label or tag to the manufactured home certifying that the manufactured home complies with federal construction and safety standards (43 U.S.C. section 5415) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et. seq.)

**C. *Development Standards***

1. Any manufactured home occupied as a single-family dwelling in any residential district shall be installed upon a permanent foundation with the finished floor at grade with the site. All conduits, plumbing, electrical, mechanical, and/or other equipment installed below the finished floor shall be located below the finished grade of the site. Any manufactured home so used shall be a permanent fixture to the site, permanently affixed to a building foundation.
2. Each manufactured home shall comply with all the site development standards of the applicable zoning district as outlined within Section 9.28.040 "Site Development Standards".
3. Each manufactured home shall comply with the standards outlined within Section 9.31.030 "Single Family Architectural Design Standards".
4. Exterior walls shall be finished with materials and trim customarily associated with conventional single-family dwellings. This would include horizontal wood siding, stucco or stucco-like finishes, masonry and board and batten siding. Corrugated metal walls, vertical rib siding or other such materials are not acceptable under this guideline, unless it can be found characteristic of conventional dwellings within the immediate area of where the manufactured home is to be located.
5. The roofing shall be asphalt or tile shingles or other material characteristic of dwellings within the immediate area of where the manufactured home is to be located.
6. The roof shall overhang the exterior wall by at least sixteen (16) inches unless a lesser overhang can be shown to be characteristic of conventional dwellings within the immediate area of where the manufactured home is to be located. Except when associated with an identifiable architectural design, fascia boards shall be used on all edges of the roof to screen exposed rafters, vents, etc., and to give the roof a finished appearance.
7. The roof pitch shall be minimum of 4:12 and/or characteristic of conventional dwellings within the immediate area of where the manufactured home is to be located.
8. An enclosed two (2)-car garage shall be provided with exterior siding, roof line and materials matching that of the manufactured home.
9. Trailers, campers, fifth-wheels, recreational vehicles, buses, or similar vehicles shall not be used or occupied for any residential purpose, and any such residential use of such vehicle(s) is expressly prohibited except as defined



herein. A trailer, camper, fifth-wheel, recreational vehicles, bus, or similar vehicle may be placed, for a residential purpose, on a site for up to fifteen (15) days within any one (1) calendar year. Upon approval of a Temporary Use Permit, a trailer, fifth-wheel, bus, or similar vehicle may be placed, for a residential purpose, on a site for up to sixty (60) days within any one (1) calendar year.”

**Section 4.** Notice of Adoption. The Town Clerk of the Town of Apple Valley shall certify to the adoption of this ordinance and cause publication to occur in a newspaper of general circulation and published and circulated in the Town in a manner permitted under Section 36933 of the Government Code of the State of California.

**Section 5.** Effective Date. This Ordinance shall become effective thirty (30) days after the date of its adoption.

**Section 6.** Severability. If any provision of this Ordinance, or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications and, to this end, the provisions of this Ordinance are declared to be severable.

**Approved and Adopted** by the Town Council and signed by the Mayor and attested to by the Town Clerk this 10<sup>th</sup> day of November, 2020.

\_\_\_\_\_  
Honorable Scott Nassif, Mayor

ATTEST:

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Ms. La Vonda M. Pearson, Town Clerk

Approved as to form:

Approved as to content:

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Mr. Thomas Rice, Town Attorney

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Mr. Douglas B. Robertson, Town Manager

**PLANNING COMMISSION RESOLUTION NO. 2020-005**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, RECOMMENDING THAT THE TOWN COUNCIL ADOPT DEVELOPMENT CODE AMENDMENT NO. 2020-007 AMENDING TITLE 9 “DEVELOPMENT CODE” OF THE TOWN OF APPLE VALLEY MUNICIPAL CODE, BY MODIFYING SECTION 9.29.060 “MANUFACTURED HOUSING STANDARDS” RELATING TO AGE AND DESIGN REQUIREMENTS.**

**WHEREAS**, The General Plan of the Town of Apple Valley was adopted by the Town Council on August 11, 2009; and

**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**, Title 9 (Development Code) of the Municipal Code of the Town of Apple Valley has been previously modified by the Town Council on the recommendation of the Planning Commission; and

**WHEREAS**, On May 1, 2019, the Town Council initiated a Development Code Amendment, directing staff to work with the Planning Commission to modify the development standards relating to manufactured housing located outside of a mobile home park;

**WHEREAS**, Specific changes are proposed to Title 9 “Development Code” of the Town of Apple Valley Municipal Code by modifying Section 9.29.060 “Manufactured Housing Standards” relative to age and design requirements; and

**WHEREAS**, on August 21, 2020, Development Code Amendment No. 2020-007 was duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

**WHEREAS**, staff has determined that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA; and

**WHEREAS**, on September 2, 2020 the Planning Commission of the Town of Apple Valley conducted a duly noticed and advertised the public hearing on Development Code Amendment No. 2020-007 receiving testimony from the public; and

**WHEREAS**, Development Code Amendment No. 2020-007 is consistent with the Land Use Element goals and policies of the Town’s 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** that in consideration of the evidence presented at the public hearing, and for the reasons discussed by the Commissioners at said hearing, the Planning Commission of the Town of Apple Valley, California, does hereby resolve, order and determine as follows and recommends that the Town Council make the following findings and take the following actions:

**Section 1.** Find that the changes proposed by Development Code Amendment No. 2020-007 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan and Title 9 “Development Code” of the Municipal Code of the Town of Apple Valley.

**Section 2.** The project is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State Guidelines to Implement CEQA, which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.

**Section 3.** Amend Section 9.29.060 “Manufactured Housing Standards” of the Town of Apple Valley Development Code to read as follows:

**“9.29.060 - Manufactured Housing Standards**

- A. **Purpose.** The purpose of these regulations is to establish standards for the permanent installation of manufactured housing for occupancy as single-family dwellings when located outside of a mobile home park. Manufactured housing does not include mobile homes, recreational vehicles or commercial modular units. Any manufactured home installed or constructed in accordance with the provisions of this section shall be allowed anywhere that permits the construction of detached, single-family residential structures.
- B. **Permit Requirements.** The following requirements shall apply to manufactured homes:
  - 1. All applicable construction related permits and approvals including grading, sewage disposal, erosion control and encroachment permits shall be obtained.
  - 2. A permit from the Building and Safety Division for the installation of a manufactured home not within an approved and properly licensed mobile home park shall not be issued, if more than ten (10) years have elapsed between the date of manufacture and the date of the application for the issuance of the permit to install such manufactured home. The requirements of this section shall not apply if the manufactured home is already in place on the lot for which the permit is sought and was approved pursuant to a permit previously issued by the Town.

3. The manufacturer shall permanently affixed a label or tag to the manufactured home certifying that the manufactured home complies with federal construction and safety standards (43 U.S.C. section 5415) of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401, et. seq.)

**C. *Development Standards***

1. Any manufactured home occupied as a single-family dwelling in any residential district shall be installed upon a permanent foundation with the finished floor at grade with the site. All conduits, plumbing, electrical, mechanical, and/or other equipment installed below the finished floor shall be located below the finished grade of the site. Any manufactured home so used shall be a permanent fixture to the site, permanently affixed to a building foundation.
2. Each manufactured home shall comply with all the site development standards of the applicable zoning district as outlined within Section 9.28.040 "Site Development Standards".
3. Each manufactured home shall comply with the standards outlined within Section 9.31.030 "Single Family Architectural Design Standards".
4. Exterior walls shall be finished with materials and trim customarily associated with conventional single-family dwellings. This would include horizontal wood siding, stucco or stucco-like finishes, masonry and board and batten siding. Corrugated metal walls, vertical rib siding or other such materials are not acceptable under this guideline, unless it can be found characteristic of conventional dwellings within the immediate area of where the manufactured home is to be located.
5. The roofing shall be asphalt or tile shingles or other material characteristic of dwellings within the immediate area of where the manufactured home is to be located.
6. The roof shall overhang the exterior wall by at least sixteen (16) inches unless a lesser overhang can be shown to be characteristic of conventional dwellings within the immediate area of where the manufactured home is to be located. Except when associated with an identifiable architectural design, fascia boards shall be used on all edges of the roof to screen exposed rafters, vents, etc., and to give the roof a finished appearance.
7. The roof pitch shall be minimum of 4:12 and/or characteristic of conventional dwellings within the immediate area of where the manufactured home is to be located.
8. An enclosed two (2)-car garage shall be provided with exterior siding, roof line and materials matching that of the manufactured home.
9. Trailers, campers, fifth-wheels, recreational vehicles, buses, or similar vehicles shall not be used or occupied for any residential purpose, and any such residential use of such vehicle(s) is expressly prohibited except as defined herein. A trailer, camper, fifth-wheel, recreational vehicles, bus, or similar vehicle may be placed, for a residential purpose, on a site for up to fifteen (15)

days within any one (1) calendar year. Upon approval of a Temporary Use Permit, a trailer, fifth-wheel, bus, or similar vehicle may be placed, for a residential purpose, on a site for up to sixty (60) days within any one (1) calendar year.”

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 2<sup>nd</sup> day of September 2020.

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Chairman Bruce Kallen

ATTEST:

I, Maribel Hernandez, 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 2nd day of September 2020, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ms. Maribel Hernandez, Planning Commission Secretary