



Get a Slice of the Apple.

**TOWN OF APPLE VALLEY  
PLANNING COMMISSION AGENDA**

**WEDNESDAY, NOVEMBER 18, 2020**

**Regular Meeting 6:00 p.m.**

***Town Council Chambers***  
**14955 Dale Evans Parkway**

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**PLANNING COMMISSION MEMBERS**

Bruce Kallen, Chairman  
Joel Harrison, Vice-Chairman  
B.R. "Bob" Tinsley, Commissioner  
Mike Arias Jr., Commissioner  
Jared Lanyon, Commissioner

**PLANNING DIVISION OFFICE: (760) 240-7000 Ext. 7200**  
**[www.AVPlanning.org](http://www.AVPlanning.org)**

*Monday - Thursday 7:30 a.m. to 5:30 p.m.*  
*Alternating Fridays 7:30 a.m. to 4:30 p.m.*



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**TOWN OF APPLE VALLEY  
PLANNING COMMISSION AGENDA  
REGULAR MEETING  
WEDNESDAY NOVEMBER 18, 2020 – 6:00 P.M.**

**IMPORTANT COVID-19 NOTICE**

IN AN EFFORT TO PROTECT PUBLIC HEALTH AND PREVENT THE SPREAD OF COVID-19 (CORONAVIRUS) AND TO ENABLE APPROPRIATE SOCIAL DISTANCING, THE PLANNING COMMISSION MEETING WILL NOT BE OPEN TO PUBLIC ATTENDANCE.

THE TOWN OF APPLE VALLEY ENCOURAGES THE PUBLIC TO VIEW THIS PLANNING COMMISSION MEETING ON TELEVISION OR ONLINE. THE MEETING IS BROADCAST LIVE ON FRONTIER CHANNEL 29 OR CHARTER SPECTRUM CHANNEL 186 AND LIVE STREAMED ONLINE AT [APPLEVALLEY.ORG](http://APPLEVALLEY.ORG)

MEMBERS OF THE PUBLIC WHO WISH TO COMMENT ON MATTERS BEFORE THE PLANNING COMMISSION MAY PARTICIPATE IN THE FOLLOWING WAYS:

(1) COMMENTS AND CONTACT INFORMATION CAN BE EMAILED TO [PUBCOMMENT@APPLEVALLEY.ORG](mailto:PUBCOMMENT@APPLEVALLEY.ORG) BY 3:00 P.M. THE DAY OF THE SCHEDULED MEETING TO BE INCLUDED IN THE WRITTEN RECORD;

(2) A REQUEST TO SPEAK CAN BE EMAILED TO [PUBCOMMENT@APPLEVALLEY.ORG](mailto:PUBCOMMENT@APPLEVALLEY.ORG) AND AT THE TIME OF THE REQUESTED AGENDA ITEM, THE PLANNING COMMISSION SECRETARY WILL PLACE A PHONE CALL TO THE COMMENTER AND ALLOW THEM TO SPEAK TO THE COMMISSION VIA SPEAKER PHONE DURING THE LIVE MEETING FOR UP TO THREE MINUTES. PLEASE INDICATE ON WHICH ITEM YOU WISH TO SPEAK.

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

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

## REGULAR MEETING

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

## CALL TO ORDER

## ROLL CALL

Chairman Kallen \_\_\_\_\_; Vice-Chairman Harrison \_\_\_\_\_  
Commissioners: Tinsley \_\_\_\_\_; Arias \_\_\_\_\_; Lanyon \_\_\_\_\_

## PLEDGE OF ALLEGIANCE

## 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.

## APPROVAL OF MINUTES

None

## PUBLIC HEARING ITEMS

- 1. Conditional Use Permit No. 2019-006 - Amendment 1.** A request to expand the hours and activities for an approved Conditional Use Permit, which allows an open-air Farmer's/Flee Market, the installation of vendor kiosks, tenant improvements of an existing structure for the purpose of alcohol sales, parking lot improvements and landscaping. The amendments will allow banquets, live entertainment, as well as construction of a noise insulated stage at the Market at Towns End. The project site is located on a developed, three (3)-acre site within the Village Commercial (C-V) zoning designation

**APPLICANT:** Chet Hitt, The Market at Townsend

**LOCATION:** 22092 Highway 18; APN 3112-651-23

### ENVIRONMENTAL

**DETERMINATION:** The project is an existing facility with new construction of small structures. Therefore, pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Sections 15301 and 15303, the proposal is exempt from further environmental review.

**CASE PLANNER:** Daniel Alcayaga, AICP, Planning Manager

**RECOMMENDATION:** Approval

**OTHER BUSINESS**

**PLANNING COMMISSION COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT**

The Planning Commission will adjourn to the regular Planning Commission Meeting on December 16, 2020.



## Planning Commission Agenda Report

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**DATE:** November 18, 2020 **Item No. 1**  
**CASE NUMBER:** Conditional Use Permit No. 2019-006 - Amendment 1

**APPLICANT:** Chet Hitt, The Market at Townsend

**PROPOSAL:** A request to expand the hours and activities for an approved Conditional Use Permit, which allows an open-air Farmer's/Flee Market, the installation of vendor kiosks, tenant improvements of an existing structure for the purpose of alcohol sales, parking lot improvements and landscaping. The amendments will allow banquets, live entertainment, as well as construction of a noise insulated stage at the Market at Towns End. The project site is located on a developed, three (3)-acre site within the Village Commercial (C-V) zoning designation.

**LOCATION:** 22092 Highway 18; APN 3112-651-23

**ENVIRONMENTAL DETERMINATION:** The project is an existing facility with new construction of small structures. Therefore, pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Sections 15301 and 15303, the proposal is exempt from further environmental review.

**CASE PLANNER:** Daniel Alcayaga, AICP, Planning Manager

**RECOMMENDATION:** Approval

### PROJECT SITE

- A. General Plan Designations:  
Project Site - General Commercial (C-G)  
North - Single-Family Residential (R-SF)  
South - General Commercial (C-G)  
East - General Commercial (C-G)  
West - General Commercial (C-G) and Service Commercial (C-S)
- B. Surrounding Zoning and Land Use:  
Project Site- Village Commercial (C-V), Vacant Commercial Buildings  
North - Equestrian Residential (R-EQ), Single-Family Residences

South - Village Commercial (C-V), Commercial Office/Retail  
East - Village Commercial (C-V), Commercial Center and Bus Terminal  
West - Village Commercial (C-V), Auto Collision Center and Service  
Commercial (C-S) Future Parking for Restaurant/Distillery

## ANALYSIS

### A. General:

The Applicant states that the events at Towns End have been remarkably successful and well attended. Towns End has been having live performances at this location with a Special Event Permit on Fridays and Saturdays, and would like to make this permanent. The limitation with Special Event Permits is that special events can only be authorized by the Town for a period of four events per year. The Planning Division has issued a Special Event Permit authorizing the maximum number of live performances through the middle of November 2020, but this Conditional Use Permit (CUP) needs to be in place for live entertainment to continue. The applicant is requesting to have special events with live entertainment on Fridays and Saturdays until 10pm. In addition, this CUP Amendment is requesting to have special events on Sundays and Thursdays until 9pm. Due to its popularity, the applicant has stated that Towns End has been approached about having ceremonies, banquets, conferences, and even religious services at the facility. These activities are included in this application. The CUP process, and an Amendment thereto, allows the Town to evaluate whether the permit should be approved or amended by weighing the proposed use, the public need, and the benefits to be derived from the use against the impacts it may cause.

### B. Analysis:

On April 1, 2020, the Planning Commission approved Conditional Use Permit No. 2019-006. CUP 2019-006 included approval of an open-air Farmers Market and Vintage Flea Market with certain conditions and stipulations as described below:

- The Farmers Market can operate two days per week, Sundays from 8am to 2pm and Wednesday from 4pm to 9pm.
  - The CUP authorizes 88 vendor booths on the northwest side of the site, and 77 future vendor booths on the northeast side once additional parking is acquired.
- The Vintage Flea Market can operate twice a month on Saturdays between the hours of 8am and 2pm.
- The Barrel House Bar, which provides on and off-site sales and consumption of alcohol, can only operate during the same hours as the Farmers Market or Vintage Flea Market. Independent operation of a bar or tavern requires review and approval under a separate permit.

- The CUP authorizes a liquor barrel storage area for the operator's approved distillery
- Live entertainment and/or use of any amplified sound system is prohibited. Live entertainment shall be reviewed as part of a separate permit.
- All new parking spaces shall be paved, striped, and landscaped in compliance with the Development Code.

In the staff report for CUP 2019-006, it stated that an acoustical analysis would be required if live entertainment would be proposed. As part of this application, an acoustical analysis was prepared by Groovelabs, LLC and submitted to show compliance with noise levels generated by the addition of live entertainment. The report states that the average noise levels from live entertainment along the north boundary, which abuts residential will be 68.07dBA.

The noise ordinance does not permit noise over 50dBA from a single-family residential property and 60dBA from a general commercial property with a few exceptions. In situations where there are two different abutting zones, the lower noise standard shall be used. However, the existing maximum ambient noise level, which takes precedence here, is 64.2dBA, as measured from the north property boundary. The existing ambient noise is mainly generated by surrounding businesses and vehicular traffic on Highway 18 and Quinnault Road. Pursuant to Section 9.73.050(A)(1)(b), the maximum permissible sound levels cannot exceed the maximum measured ambient level. Therefore, the standard by which the noise is measured to show compliance is the existing ambient noise level of 64.2dBA, as it is well above the general noise standard of the respective zone districts.

Without mitigation, the noise from live entertainment will generate 4.05dBA over the ambient noise levels. As per the acoustical analysis, Condition P29 requires three measures to reduce noise generated from live entertainment to comply with ambient noise levels. This includes:

- 1) The application of a denim based batten, which is similar roof insulation - only denser with superior acoustic absorption properties, shall be installed within the ceiling joist of the stage cover;
- 2) The application of silent running coating material, which absorbs sound energy, shall be applied on the north wall of the stage area and/or back of stage wall.
- 3) The application of a peacemaker sheet barrier, which is an acoustic absorber, shall be placed on the flanks proposed on the sides of the stage, and as needed to reduce noise levels to existing ambient noise levels.

The acoustical report states that with mitigation, a significant reduction can be achieved down to residential acceptable levels.

**Other Conditions:** Conditions P9, P25, P26, P29, and P31 have been revised to state that noise from live entertainment cannot exceed existing ambient noise levels;

requires the stage to include certain features to reduce noise levels; modifying the hours of operation to allow for special events; and expanding the on-site consumption and sale of alcohol during such special events, including during live entertainment events. Additional conditions are being required by the Engineering Department, and Fire District due to the nature/intensity of the events and high occupancy. The Fire District's conditions of approval requiring a fire watch, which includes on-site first-aid and ambulance services during large concerts and events. The Engineering Department is recommending half-width street frontage improvements, including curb, gutter and sidewalks, along Quinnault Road and Outer Highway 18. The applicant would need to work with staff to satisfy the timeline by which these improvements must be constructed.

C. Environmental Assessment:

The project is an existing facility with new construction of small structures. Therefore, pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Sections 15301 and 15303, the proposal is exempt from further environmental review.

D. Noticing:

This item was advertised as a public hearing in the Apple Valley News newspaper on November 6, 2020 and notices mailed to all property owners within a 1,000-foot radius. The notification radius was expanded from the required 300 feet because the noise levels could potentially be heard beyond a 300-foot radius.

E. Conditional Use Permit Findings:

As required under Section 9.16.090 of the Development Code, prior to approval of a Conditional Use Permit, the Planning Commission must make positive findings to approve this proposal. These Findings, as well as a comment to address each, are presented below.

1. That the proposed location, size, design and operating characteristics of the proposed use is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town.

Comment: The proposal is located within the Village Commercial (C-V) zoning designation on a property with frontage on Quinnault Road and Outer Highway 18. With the approval of an Amendment to the approved Conditional Use Permit, the project is in compliance with the Development Code of the Town of Apple Valley and adopted General Plan.

2. That the proposed location, size, design and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity, adjacent uses, residents, buildings, structures or natural resources.



Comment: The proposal is located on the north half of a developed, three (3)-acre parcel. There are residential uses to the north and commercial uses to the south, east and west. The project has been designed with adequate setbacks and with adherence to the recommended conditions, the project will not be detrimental to adjacent uses. With compliance with the recommended Conditions of Approval, there will not be a harmful effect upon the neighborhood characteristics.

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

Comment: There are existing utilities and public facilities available to service the project site.

4. That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets and that the traffic improvements and/or mitigation measures are provided in a manner consistent with the Circulation Element of the General Plan.

Comment: The proposal is located on a commercial site with access from Outer Highway 18 and Quinnault Road, which are improved roadways designed to accommodate traffic generated from this business. Therefore, the proposal will not adversely impact the capacity and physical character of surrounding streets.

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

Comment: The proposal is located within the Village Commercial (C-V) zoning district. The site is void of any significant vegetation and is outside of any known environmentally unique or fragile areas. The site is void of any protected plants. The project is characterized as an existing facility with the new construction of a small structure. Therefore, pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Sections 15301 and 15303, the proposal is exempt from further environmental review. Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

6. That Use Permits requiring new construction also meet the Required Findings set forth with Chapter 9.17 "Development Permits".

Comment: N/A

**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. Find that, pursuant to the California Environmental Quality Act (CEQA), Sections 15301 and 15303, the proposed request is Exempt from further environmental review.
2. Find the facts presented in the staff report support the required Findings for Approval for Conditional Use Permit No. 2019-006 Amendment 1.
3. Adopt the Findings as provided in the staff report and Conditional Use Permit No. 2019-006 Amendment 1.
4. Direct staff to file the Notice of Exemption.

**ATTACHMENTS:**

1. Recommended Conditions of Approval
2. Site Plan
3. Zoning Map

Town of Apple Valley

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Recommended Conditions of Approval  
Conditional Use Permit No. 2019-006 – Amendment 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. This conditional approval, if not exercised, shall expire three (3) years from the date of action of the reviewing authority, unless otherwise extended pursuant to the provisions of application of State law and local ordinance. The extension application must be filed, and the appropriate fees paid, at least sixty (60) days prior to the expiration date. The approval becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town’s Development Code.
  
- P2. The applicant shall defend, at its sole expense (with attorneys approved by the Town), hold harmless and indemnify the Town, its agents, officers and employees, against any action brought against the Town, its agents, officers or employees concerning the approval of this project or the implementation or performance thereof, and from any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of this obligation under this condition.
  
- P3. The approval of Conditional Use Permit No. 2019-006 by the Planning Commission is recognized as acknowledgment of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, *Appeals*, of the Town of Apple Valley Development Code.
  
- P4. The site plan and rendering presented to and approved with Conditions by the Planning Commission at the public hearing shall be the anticipated and expected appearance of the structure upon completion.
  
- P5. The Community Development Director or his/her designee shall have the authority for minor architectural changes focusing around items such as window treatments, color combinations, façade treatments and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this

- provision shall be submitted to the Planning Commission for consideration under a Revision to the Development Permit.
- P6. The filing of a Notice of Exemption requires the County Clerk to collect a fee of \$50.00. The fee must be paid in a timely manner in accordance with Town procedures. No permits, including Certificate of Occupancy, may be issued until such fee is paid. The check shall be made payable to the Clerk of the Board of Supervisors.
- P7. Conditional Use Permit No. 2019-006 and Amendment 1 may be reviewed annually or more often, if deemed necessary by the Community Development Department, to ensure compliance with the conditions contained herein. Additional conditions may be recommended to and imposed by the Planning Commission to mitigate any negative impacts resulting from the business operations not contained within the scope of this permit.
- P8. 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 Division for consideration and approval.
- P9. Noise generated from the site shall not exceed the existing ambient noise level, as described in the development code, and as measured from the north property line. Nuisance noise may result in revocation of this Conditional Use Permit.
- P10. Light standards shall blend architecturally with approved project design.
- P11. All lighting shall be scheduled so light rays emitted by the fixture are projected below the imaginary horizontal plane passing through the lowest point of the fixture and in such a manner that the light is directed away from streets and adjoining properties. Light poles in parking lot shall not exceed twenty (20) feet in height.
- P12. All front building setbacks and street right-of-way areas located between on-site improvements and the back of existing or future public sidewalks or street curbs, except needed access driveways, shall be fully landscaped.
- P13. All required and installed landscaping shall incorporate and maintain a functioning automatic sprinkler system, and said landscaping shall be maintained in a neat, orderly, disease and weed free manner at all times.
- P14. Landscaping shall be installed with appropriate combinations of drought tolerant trees, shrubs, and ground cover, consistent with Chapter 9.75, *Water Conservation Landscape Regulations*, of this Code.
- P15. Final landscape and irrigation plans shall be submitted prior to issuance of occupancy permits subject to approval by the Planning Division.

- P16. Temporary signage shall be permitted during the hours of operation, subject to the review and approval of a Sign Program.
- P17. Parking requirements shall be met and be in compliance with Town standards. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines.
- P18. Required parking spaces shall be provided for the handicapped in accordance with Town standards and in accordance with Title 24 of the California Administrative Code. The handicapped spaces shall be located as close as practical to the entrance of the facility. Each space must be provided with access ramps and clearly marked in accordance with Title 24 of the California Administrative Code.
- P19. Trash Enclosure shall be in accordance with Town Standards and covered to reflect the architectural design of approved project subject to the review and approval of the Planning Division.
- P20. The Community Development Director or his/her designee shall work with the applicant to find a solution that will prevent staining of the adjacent sidewalks, driveways, and rights-of-way from the exposed steel, to ensure the adjacent sidewalks, curb or gutter remain rust-stain free. This could include decorative stained concrete sidewalks and driveways and/or decorative pave driveways. Landscape planters adjacent to the rusted metal fencing and the right-of-way are encouraged.
- P21. Sales of food items shall comply with the requirements of the Health Department and Agricultural Commissioner. The operator shall ensure that all vendors have obtained any required permits.
- P22. The site shall be kept clear of any litter or debris and shall be returned to its original condition upon completion of each event.
- P23. Trash receptacles shall be provided for rubbish and recyclable materials. The site shall be cleared of all trash immediately following each day of sale.
- P24. Sales activities shall not be permitted within the public right-of-way during the Farmer's Market.
- P25. This CUP Amendment authorizes special events, including live entertainment, conferences, services, and banquets. Operating hours shall be limited from 7am to 9pm on Sundays through Thursdays, and 7am to 10pm on Fridays and Saturdays. The Farmers Market hours of operation will continue to occur two (2) days per week, Sundays 8am to 2pm and Wednesdays 4pm to 9pm.

- P26. The approval of this Amendment to the approved Conditional Use Permit will continue to allow a Vintage Flea Market to operate twice monthly on Saturdays between the hours of 8am. and 2pm.
- P27. Sanitary facilities shall be provided. Temporary sanitary facilities may be utilized for a period not to exceed one year. Permanent facilities must be installed and operational prior to April 1, 2021. Should permanent facilities not be completed, all operations approved under Conditional Use Permit No 2019-006 shall be suspended until said facilities are completed and operational.
- P28. Conditional Use Permit 2019-006 authorizes Phase I, which includes 88 vendor booths on the west side. Phase II, which includes 77 vendor booths on the east side, shall be contingent upon staff approval of shared parking agreement(s) with surrounding property owner(s) for additional required parking. Off-site parking shall be required for all vendors (1 parking space per vendor), subject to review and approval of the Planning Division.
- P29. Live entertainment and/or use of any amplified sound system is permitted provided the following measures shall be implemented to reduce the noise generated from live entertainment, as per the acoustical analysis submitted with this CUP Amendment:
- 1) The application of a denim based batten, which is similar roof insulation - only denser with superior acoustic absorption properties, shall be installed within the ceiling joist of the stage cover;
  - 2) The application of silent running coating material, which absorbs sound energy, shall be applied on the north wall of the stage area and/or back of stage wall; and
  - 3) The application of a peacemaker sheet barrier, which is an acoustic absorber, shall be placed on the flanks proposed on the sides of the stage, and as needed to further reduce the noise level to existing ambient levels.
- P30. During Market events, temporary "Event Parking Prohibited" signs shall be placed at the boundaries of the adjacent residential neighborhood (north end of the project site and west of Quinnault along Arapahoe) prohibiting event parking.
- P31. The Barrel House Bar, which provides on and off-site sales and consumption of alcohol, shall only operate during the same hours as the Farmers Market, Vintage Flea Market, banquets, conferences, services and special events, including live entertainment. The on-site consumption and sale of alcohol shall be limited to the operating hours in Condition P25. Independent operation of a bar or tavern requires review and approval under a separate permit.

### **Environmental and Regulatory Compliance Conditions of Approval**

- EC1. Pursuant to AVMC § 8.19.020(a) et seq., the construction contractor shall complete and submit a Waste Management Plan (WMP), on a WMP form

approved by the Town for this purpose as part of the application packet for the building or tenant improvement permit.

- EC2. Pursuant to AVMC § 8.19.050(a) et seq., and prior to the issuance of a Certificate of Occupancy, the contractor shall submit documentation proving that the project has met the diversion requirement. The diversion requirement shall be at least fifty (50) percent of the total C&D debris generated by the project via reuse or recycling.
- EC3. As of January 1, 2019, businesses that generate four (4) cubic yards or more of commercial solid waste per week shall arrange for organic waste recycling services with limited exceptions. Contact Burrtec Waste Industries at (760) 245-8607 for further information.
- EC4. If waste tires are to be generated at the facility, the operator shall comply with all storage and disposal provisions within Chapter 16 of the Public Resources Code, commencing with section 42800.
- EC5. Businesses that generate 4 cubic yards or more of commercial solid waste per week shall arrange for organic waste recycling services.

#### **Building and Safety Conditions of Approval**

- BC1. Comply with the State of California Disability Access requirements.
- BC2. Page two (2) of the submitted building plans will be the Conditions of Approval.
- BC3. Construction must comply with the current California Building Codes and California Green Building Code.
- BC4. Best Management Practices (BMP's) are required for the site during construction.

#### **Public Works Conditions of Approval**

- PW1. Sewage disposal shall be by connection to the Town of Apple Valley sewer system. Plans must be approved by the Town of Apple Valley Public Works Department.
- PW2. A six (6) inch sewer lateral is required for the additional permanent sanitary facilities. The entire property must connect to a new 6-inch sewer lateral at the time of construction of the permanent facilities. The existing 4-inch lateral may not be used. Installation of the permanent sanitary facilities shall be installed within the timeline stated in P27.
- PW3. Sewer connection fees required.

### **Engineering Division Conditions of Approval**

EC1. Half-width street frontage improvements, including curb, gutter and sidewalk, shall be constructed along Quinnault Road and Outer Highway 18 as per Town standards. This condition shall be satisfied by a timeline set by the Assistance Town Manager.

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

**The following comments are based on the applicable edition of the California Codes and should be resolved before a permit is issued. This correction list is not a building permit. The approval of plans and specifications does not permit the violation of any section of the California Codes, any Federal, State or local regulation.**

FD1. The above referenced project is protected by the Apple Valley Fire Protection District. Prior to construction occurring on any parcel, the owner shall contact the Fire District for verification of current fire protection development requirements.

FD2. Fire lanes shall be provided with a minimum width of twenty-six (26) feet and maintained.

Apple Valley Fire Protection District Ordinance 57

FD3. Provide 2-A-10-BC minimum rating fire extinguisher, mounted and serviced by a certified company every seventy-five (75) feet of travel in the area of the Farmers market.

FD4. Fire Inspections required of booths and buildings prior to first event.

FD5. Other conditions may come up during the plan review of the building.

FD6. Any new building or existing building that are added onto may require Fire Sprinkler and Alarm to be installed, I.E (Ticket booth Building)

FD7. Have 5-year certification completed on the sprinkler system for existing building.

FD8. Perform annual testing and maintenance on the fire alarm system.

FD9. The outdoor area as designed, occupant load is 2,500 people. Employees need to count people coming and leaving the event in order to ensure the safety of the event.

FD10. Standby fire personnel and fire watch personnel. The fire code official has the authority to require, standby fire personnel and/or fire watch personnel if in the



opinion of the fire code official potentially hazardous conditions or reductions in a life safety feature exist. The owner, agent, or lessee shall provide one or more qualified persons, as required and approved, to be on duty. Such standby fire personnel or fire watch personnel shall be subject to the fire code official's orders at all times and remain on duty during the times such places are open to the public, when such activity is being conducted, or as required by the fire code official. Fire watch personnel are not employees or agents of the city. The cost of the standby personnel will be billed to the event.

FD11. A construction permit is required for the installation of or modification to a C02 liquid and or compressed gas system which exceed amounts listed in Table CFC 105.6.8. Liquid C02 100 pounds or compressed C02 gas in excess of 6000 (cubic feet @ NTP).

The following guideline has been developed to assist with the submittal and permitting process for C02 compressed gas installation or modification. C02 liquid & compressed gas systems shall not be installed without prior approval.

Permitting Process: A complete submittal package shall be emailed to [plans@avfpd.org](mailto:plans@avfpd.org). Submittal package shall include:

A completed permit application.

- Plans and documents should provide:
- Indicate project name and address
- Installing contractor information including name, local address, State contractor's license number, phone number and email address
- Manufacturer's cut sheets for piping, storage vessels, tank size, gas detection alarms and equipment
- Engineered process piping drawing to include drawings identifying products point of use.
- Ventilation system drawings and cut sheets.
- Drawings showing notification device locations, and gas detector locations including set limits for detection system.
- Drawing details for tank anchorage (seismic restraints).
- Remote pressure & level indicators, markings and signage required

Scope of work letter to be prepared by installing contractor:

All scope of work letters shall include the project's name and address, including a suite number if applicable. A paragraph describing the scope of work to be performed shall provide sufficient detail to indicate where on the property the work is to be completed and the type of work to be performed. The make and model number of any new device or equipment shall also be included. This letter shall be signed by a "Qualified Employee" of the installing contractor.

**End of Conditions**



# ZONING/LOCATION MAP

Conditional Use Permit No. 2019-006

