



Get a Slice of the Apple.

**TOWN OF APPLE VALLEY  
PLANNING COMMISSION AGENDA**

**WEDNESDAY, JANUARY 19, 2022**

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

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

\*\*\*\*\*

**PLANNING COMMISSION MEMBERS**

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



Get a Slice of the Apple.

**TOWN OF APPLE VALLEY  
PLANNING COMMISSION AGENDA  
REGULAR MEETING  
WEDNESDAY JANUARY 19, 2022 – 6:00 P.M.**

**IMPORTANT COVID-19 NOTICE**

THIS MEETING IS BEING CONDUCTED CONSISTENT WITH CURRENT GUIDANCE ISSUED BY THE STATE OF CALIFORNIA REGARDING THE COVID-19 PANDEMIC. THE MEETING IS BROADCAST LIVE AND VIEWABLE ON FRONTIER CHANNEL 29 OR CHARTER SPECTRUM CHANNEL 186 AND LIVE STREAMED ONLINE AT [APPLEVALLEY.ORG](http://APPLEVALLEY.ORG). FOR INDIVIDUALS NOT PHYSICALLY PRESENT AND STILL WISHING TO MAKE PUBLIC COMMENTS, YOU MAY COMMENT IN ONE OF TWO WAYS:

1) COMMENTS AND CONTACT INFORMATION CAN BE EMAILED TO [PUBLICCOMMENT@APPLEVALLEY.ORG](mailto:PUBLICCOMMENT@APPLEVALLEY.ORG) BY 12 P.M. WEDNESDAY JANUARY 19, 2022, TO BE INCLUDED IN THE RECORD;

2) A REQUEST TO SPEAK CAN BE EMAILED TO THE SAME ADDRESS AS ABOVE AND AT THE TIME OF THE REQUESTED AGENDA ITEM, THE TOWN CLERK WILL PLACE A PHONE CALL TO THE COMMENTER AND ALLOW THEM TO SPEAK TO THE COUNCIL VIA SPEAKER PHONE DURING THE LIVE MEETING FOR UP TO THREE MINUTES.

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

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

## PLEDGE OF ALLEGIANCE

## APPROVAL OF MINUTES

1. Approval of the minutes of the regular meeting of December 1, 2021.

## 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.

## PUBLIC HEARING ITEMS

2. **Conditional Use Permit No. 2018-011, Amendment 1.** A request for approval of an Amendment to a Conditional Use Permit to install a roof-top wireless telecommunications facility. Screening of the facility is designed to emulate a third floor to an existing two (2)-story, office building

**APPLICANT:** SAC Wireless for Verizon

**LOCATION:** 18064 Wika Road; APN 0473-462-14

### ENVIRONMENTAL

**DETERMINATION:** The project is characterized as a minor alteration to an existing structure. Therefore, pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15301, the proposal is exempt from further environmental review.

**PREPARED BY:** Daniel Alcayaga, AICP, Planning Manager

**RECOMMENDATION:** Approval

3. **Tentative Parcel Map No. 20440.** A request to Consideration of a Tentative Parcel Map to create four parcels and a remainder from 8.3 net acres zoned Equestrian Residential (R-EQ)

**APPLICANT:** High Desert Mapping representing Tony Contreras

**LOCATION:** The southeast corner of Mesquite Road and Pah-Ute Road; APN: 0439-393-01.

**ENVIRONMENTAL**

**DETERMINATION:** Pursuant to Section 15315 of the Guidelines to Implement the California Environmental Quality Act (CEQA), Minor Land Divisions, the proposed request is Exempt from further environmental review.

**PREPARED BY:** Daniel Alcayaga, AICP, Planning Manager

**RECOMMENDATION:** Continued, Indefinitely

**OTHER BUSINESS**

**PLANNING COMMISSION COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT**

The Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on February 2, 2022.

**MINUTES  
TOWN OF APPLE VALLEY  
PLANNING COMMISSION  
REGULAR MEETING  
DECEMBER 1, 2021**

**CALL TO ORDER**

Chairman Harrison called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:00p.m.

**Roll Call**

Present: Chairman Harrison; Commissioners Kallen; Commissioner Lanyon; Commissioner Tinsley

Absent: Vice-Chairman Arias

**Staff Present**

Daniel Alcayaga, Planning Manager; Richard Pederson, Deputy Town Engineer; Albert Maldonado, Town Attorney; and Maribel Hernandez, Planning Commission Secretary.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner Lanyon.

**PUBLIC COMMENTS**

None

**APPROVAL OF MINUTES**

1. Minutes for the Regular Meeting of November 3, 2021.

Motion by Commissioner Tinsley, second by Commissioner Lanyon to approve the corrected minutes of the November 3, 2021, amending the roll call vote to:

Commissioner Kallen abstaining from the vote.

The Motion carried by a 4-0-1-0 vote.

**ROLL CALL VOTE**

Yes: Chairman Harrison  
Commissioner Tinsley

Commissioner Lanyon  
Commissioner Kallen  
Noes: None  
Abstain: None  
Absent: Vice-Chairman Arias

The Motion carried by a 4-0-0-1 vote.

**PUBLIC HEARING**

**2. Tentative Parcel Map No. 20440.**

Mr. Daniel Alcayaga presented the staff report as filed with the Planning Division.

Mr. David Warren, applicant was in attendance via phone, Mr. Tony Contreras, property owner, was in attendance.

Commissioner Kallen asked how curb, gutter, and sidewalk benefits any residents on that stretch of the road and why would a rolled curb not be recommended.

Richard Pederson, said curb, gutter and sidewalks are good for drainage and protecting the street and is a benefit to all along the frontage of the streets. The General Plan contains a list that should match the zoning and rolled curb is not an option in RE-Q.

Commissioner Tinsley said we are missing the opportunity to have improvements done by waiving street improvement requirements.

Chairman Harrison asked Mr. Warren if he had any questions regarding conditions of approval.

Mr. Warren requested a continuance, since he just received the Conditions of Approval the day before the meeting and has not had a chance to review them with the property owner.

Being that there is no one wanting to speak on the item, Chairman Harrison closed the public hearing at 6:37PM.

Motion by Commissioner Tinsley, second by Chairman Harrison to Continue Tentative Parcel Map No. 20440 to the January 19, 2022 meeting.

**ROLL CALL VOTE**

Yes: Chairman Harrison  
Commissioner Tinsley  
Commissioner Lanyon  
Commissioner Kallen  
Noes: None

Abstain: None  
Absent: Vice-Chairman Arias

The Motion carried by a 4-0-0-1 vote.

**OTHER BUSINESS**

3. Townsend Sign Program- Receive and File.

**PLANNING COMMISSION COMMENTS**

Commissioner Kallen asked staff to look at the Development Code on addressing lot splits in rural areas.

Albert Maldonado, Town Attorney reminded the Commission that only Town Council can direct staff to initiate any Development Code Amendments.

Commissioner Tinsley encouraged the Planning Commission to attend the Village Workshop.

**STAFF COMMENTS**

**ADJOURNMENT**

Motion by, Chairman Harrison, seconded by Commissioner Kallen to adjourn the meeting of the Planning Commission in honor of Jack Schaffer.

Respectfully Submitted by:

\_\_\_\_\_  
Maribel Hernandez  
Planning Commission Secretary

Approved by:

\_\_\_\_\_  
Chairman Joel Harrison



## Planning Commission Agenda Report

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**DATE:** January 19, 2022 **Item No. 2**  
*Continued from December 15, 2021*

**CASE NUMBER:** Conditional Use Permit No. 2018-011, Amendment 1

**APPLICANT:** SAC Wireless for Verizon

**PROPOSAL:** A request for approval of an Amendment to a Conditional Use Permit to install a roof-top wireless telecommunications facility. Screening of the facility is designed to emulate a third floor to an existing two (2)-story, office building.

**LOCATION:** 18064 Wika Road; APN 0473-462-14

**ENVIRONMENTAL DETERMINATION:** The project is characterized as a minor alteration to an existing structure. Therefore, pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15301, the proposal is exempt from further environmental review.

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

**RECOMMENDATION:** Approval

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### PROJECT SITE AND DESCRIPTION

- A. Project Size: The proposal will occupy approximately 468 square feet of the existing 5,500 square foot roof area. The original approval was to occupy approximately 1,150 of the existing roof area.
- B. General Plan Designations:
- |                |                          |
|----------------|--------------------------|
| Project Site - | General Commercial (C-G) |
| North -        | General Commercial (C-G) |
| South -        | General Commercial (C-G) |
| East -         | General Commercial (C-G) |
| West -         | General Commercial (C-G) |
- C. Surrounding Zoning and Land Use:
- |               |   |
|---------------|---|
| Project Site- | General Commercial (C-G), Office building |
|---------------|---|



North - General Commercial (C-G), Office Building  
South - General Commercial (C-G), Office Building  
East - General Commercial (C-G), Office Building  
West - General Commercial (C-G), Office Building

D. Rooftop Antenna Height Analysis:

Permitted Maximum	35 Feet + 15 Feet for architectural features, subject to Planning Commission approval.
Proposed Maximum	42 Feet

E. Rooftop Area Analysis:

Permitted Maximum	10 Percent of roof area.
Proposed Maximum	8.5 Percent of roof area.

F. Parking Analysis:

Total Parking Required:	32 Spaces
Site Parking Provided:	32 Spaces

G. Setback and Separation Analysis: Not applicable when completely concealed.

ANALYSIS

A. General:

On July 20, 2020, the Planning Commission approved Conditional Use Permit No. 2018-011 allowing a wireless telecommunications facility entirely within an approximately 1,150 square foot enclosure on an existing 5,500 square foot roof area. Both the wireless telecommunications antennas and associated mechanical equipment were enclosed in what was designed to appear as a third floor. This Amendment to CUP 2018-011 is requesting to occupy approximately 468 square feet of the existing roof area solely for the antennas and to place the mechanical equipment on the ground level to the rear of the building. The amendment will remove one parking space to accommodate the mechanical equipment and enclosure. The remaining parking spaces of 32 are sufficient in satisfying parking requirements.

Development Code Chapter 9.77 "Wireless Telecommunications Towers and Antennas" encourages users of towers and antenna to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening and innovative "stealth" camouflaging techniques. This Amendment maintains the stealthing configuration as encouraged by Chapter 9.77.

B. Site Analysis:

The project site is 0.49 acres in size and contains an existing, 8,000 square foot, two (2) story office building. The proposed wireless telecommunications antennas will be located entirely on the roof. The modifications will reduce the visual look and size

of the third floor, as well as remove one surplus parking space and replacing it with mechanical equipment and an enclosure. The parking reductions approved by the Town earlier in the year made removing one parking space possible. There are currently 33 parking spaces provided for the 8,000 square foot multi-tenant building. Under the new parking provisions, the building is required 32 parking spaces (1 space per 250 sf of gross floor area). The surplus parking can be removed to accommodate the modifications. Condition of Approval No. P7 requires that the mechanical equipment enclosure shall be made of an eight-foot-high decorative block wall.

The Development Code provides specific development standards related to towers with regard to landscape buffers, setbacks and separation distances. The nearest residential use or zoning designation is approximately 400 feet south of the project site. The closest wireless facility is located approximately 3,000 feet east of the project site. As proposed, this project will not have a tower and will be completely concealed from view. Therefore, specific setbacks and separation distances from residential districts and/or other telecommunication facilities are not applicable.

C. Architecture Analysis:

The proposed wireless facility has been designed to appear as a third level to an existing two (2)-story office building. The applicant has included matching stacked stone, arched insets with matching metal rails and cornice molding like the existing roofline. The Code requires that all rooftop equipment be screened from view from any adjoining public right-of-way or residentially zoned or used property. Consistent with the original approval, Condition of Approval No. P9 requires that the stone veneer, as shown on the front elevation, shall continue on the sides and rear sides of three-story enclosure.

The existing structure is an 8,000 square foot, two (2)-story office building. The structure has multiple roof lines with multiple roof heights with a maximum roof height of thirty-three (33) feet. The Development Code allows rooftop antennas to be a maximum of fifteen (15) feet in height above an existing building or rooftop. The proposed antenna arrays meet the height requirement at fifteen (15) feet above the roof surface. The proposed screen wall enclosure will extend nine (9) feet above the tallest roofline. This will create an overall structure height of forty-two (42) feet. The maximum building height permitted within the General Commercial (C-G) zoning designation is thirty-five (35) feet; however, the Commission can approve an additional fifteen (15) feet for architectural features, such as a screen wall.

D. Licensing & Future Reviews:

Wireless telecommunication proposals are governed by regulations of the Federal Communications Commission (FCC) and are required to transmit signals on frequencies that will not interfere with other electronic equipment (e.g., fire, police, emergency radio frequencies, etc.). The Telecommunications Act of 1996 determined that electromagnetic fields associated with wireless telecommunication facilities do not pose a health risk and are required to conform with the standards

established by the American National Standard Institute (ANSI) for safe human exposure to electromagnetic fields and radio frequencies. The applicant is conditioned to submit verification from ANSI by providing a copy of its FCC license agreement.

E. Environmental Assessment:

The project is characterized as a minor alteration to an existing structure. Therefore, pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15301, the proposal is exempt from further environmental review.

F. Noticing:

The project was legally noticed in the Apple Valley News on December 3, 2021. On January 7, 2022, staff notified all property owners within 1,500 feet of the site for this public hearing. There has been no correspondence received regarding this proposal.

G. 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 the following Findings:

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 proposed construction of rooftop wireless facility is allowed under the Town's Telecommunications Ordinance of the Development Code upon the review and approval of a Conditional Use Permit by the Planning Commission. The intent of the Development Code regulations is intended to provide reasonable criteria to assess projects while reducing visual and land use impacts associated with wireless telecommunication facilities. Wireless facilities are also identified in the Utilities Element of the General Plan. Policy 1.H states "...cellular communication towers and other major utility facilities shall be designed and sited so that they result in minimal impacts to viewsheds and minimally pose environmental hazards." As proposed, the screening is designed to emulate a third floor to an existing two (2)-story office building and is consistent with the General Plan, Development Code and zoning.

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 proposed unmanned wireless facility has been designed to appear an integral part of an existing two (2)-story office building. No additional site modifications are proposed. Therefore, the location and operating characteristics of the proposed rooftop wireless facility 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

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 improvements to serve the proposed 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: Traffic generated from the unmanned wireless telecommunication facility will not adversely impact the surrounding area.

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

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

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. Determine that the project is not anticipated to have any direct or indirect impact upon the environment, as it has been determined that the proposed request is Exempt from further environmental review.
2. Find the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve Conditional Use Permit No. 2018-011, Amendment 1
4. Direct staff to file a Notice of Exemption.

**ATTACHMENTS:**

1. Recommended Conditions of Approval
2. Proposed Plans
3. Photo-simulation
4. Zoning Map

## Town of Apple Valley

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### Recommended Conditions of Approval Conditional Use Permit No. 2018-011, 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 Conditional Use Permit becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town's Development Code.
- P2. The applicant shall 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. 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.

- P4. 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 procedures. No permits may be issued until such fee is paid. The check shall be delivered to the Town for processing and made payable to the Clerk of the Board of Supervisors 385 N Arrowhead Ave # 2, San Bernardino, CA 92415.
- P5. The approval of Conditional Use Permit No. 2018-011, Amendment 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.
- P6. Prior to issuance of a building permit, the applicant shall provide the Building Division with a copy of the building plans in an electronic format compatible with the Town's current technology.
- P7. All outdoor mechanical and electrical equipment whether rooftop, side of structure, or on the ground, shall be screened from view from the public street by architectural elements designed to be an integral part of the building. The enclosure for the ground floor mechanical equipment shall be made of an eight-foot-high decorative block wall.
- P8. The rendering(s) presented to and approved by the Planning Commission at the public hearing shall be the anticipated and expected appearance of the structure upon completion.
- P9. The arched insets shall include a bottom sill and ironwork matching the existing structure. The stone veneer, as shown on the front elevation, shall continue the sides and rear sides of three-story enclosure. The openings on the sides of the antenna enclosure shall be enclosed and can be replaced with a single door painted to match enclosure.
- P10. 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 Conditional Use Permit.
- P11. The screen wall shall be maintained in good repair free of any visual weathering or decay. The property owner shall assume ultimate responsibility for all required maintenance.
- P12. Conditional Use Permit No. 2018-011, 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.

- P13. The applicant shall supply verification with the American National Standards Institute (ANSI) by providing a copy of its FCC license agreement prior to issuance of Certificate of Occupancy.
- P14. In the event the antenna(s) becomes obsolete and/or abandoned, the provider shall remove the antenna(s) and all related mechanical equipment and return the site to its original state, or an improved state, within thirty (30) days of abandonment.

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

- BC.1 Submit plans, engineering and obtain permits for all structures, retaining walls, signs
- BC.2 Construction must comply with California Building Codes in effect at the time of plan review.
- BC.3 Best Managements Practices (BMP's) are required for the site during construction.


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

- 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. All new construction shall comply with applicable sections of the California Fire Code, California Building Code, Development Code, Community Plans, and other statutes, ordinances, rules, and regulations regarding fires and fire prevention adopted by the State, County, Town of Apple Valley, or Apple Valley Fire Protection District.
- FD3. All combustible vegetation, such as dead shrubbery and dry grass, shall be removed from each building site a minimum distance of thirty (30) feet from any combustible building material, including the finished structure. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants, which are used as ground cover if they do not form a means of transmitting fire.
- FD4. An approved fire sprinkler system shall be installed throughout the addition and shall be supervised and connected to an approved alarm monitoring station and provide local alarm which will give an audible signal at a protected location. Supervision to be both water flow and tamper. Sprinkler work may not commence until approved plans and permits have been issued by the Fire District.



- FD5. Provide an N.F.P.A. 704 Placard identifying the Hazardous Materials for the batteries.
- FD6. Provide one (1) 2A10BC minimum rating fire extinguisher and serviced by a certified company.

**End of Conditions**



**MUNI**  
MCE  
(MTX 45 / BSC 19)  
18064 WIKA RD  
APPLE VALLEY, CA 92307

OVERALL SHEET PLAN

**PROJECT TEAM**

**SITE ACQUISITION:**  
SUN WEST LLC  
18064 WIKA RD  
APPLE VALLEY, CA 92307  
TEL: 951-251-1100  
WWW.SUNWEST.COM

**ARCHITECT:**  
SUN WEST LLC  
18064 WIKA RD  
APPLE VALLEY, CA 92307  
TEL: 951-251-1100  
WWW.SUNWEST.COM

**SUPERVISOR:**  
SUN WEST LLC  
18064 WIKA RD  
APPLE VALLEY, CA 92307  
TEL: 951-251-1100  
WWW.SUNWEST.COM

**UTILITY COORDINATOR:**  
VERIZON  
18064 WIKA RD  
APPLE VALLEY, CA 92307  
TEL: 951-251-1100  
WWW.SUNWEST.COM

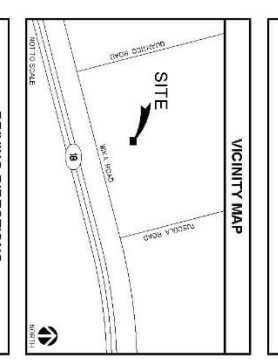
**PROJECT DESCRIPTION**

THIS PROJECT IS A PROPOSED WIRELESS COMMUNICATIONS FACILITY TO BE LOCATED ON THE SITE SHOWN ON THE ATTACHED SITE PLAN. THE PROJECT WILL BE USED TO PROVIDE WIRELESS COMMUNICATIONS SERVICES TO THE PUBLIC. THE PROJECT WILL BE USED TO PROVIDE WIRELESS COMMUNICATIONS SERVICES TO THE PUBLIC. THE PROJECT WILL BE USED TO PROVIDE WIRELESS COMMUNICATIONS SERVICES TO THE PUBLIC.

**VERIZON WIRELESS SIGNATURE BLOCK**

18064 WIKA RD  
APPLE VALLEY, CA 92307  
TEL: 951-251-1100  
WWW.SUNWEST.COM

**VICINITY MAP**



**DRIVING DIRECTIONS**

FROM THE INTERSECTION OF WIKA RD AND APPLE VALLEY RD, TRAVEL WEST ON WIKA RD TO THE INTERSECTION OF WIKA RD AND APPLE VALLEY RD. TRAVEL WEST ON WIKA RD TO THE INTERSECTION OF WIKA RD AND APPLE VALLEY RD. TRAVEL WEST ON WIKA RD TO THE INTERSECTION OF WIKA RD AND APPLE VALLEY RD.

**GENERAL CONTRACTOR NOTES**

1. CONTRACTOR SHALL VERIFY ALL PERMITS AND CONDITIONS ON THE JOB PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS ON THE JOB PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDITIONS ON THE JOB PRIOR TO THE START OF WORK.

**PROJECT SUMMARY**

**PROJECT NAME:** VERIZON WIRELESS SIGNATURE BLOCK

**PROJECT LOCATION:** 18064 WIKA RD, APPLE VALLEY, CA 92307

**PROJECT OWNER:** SUN WEST LLC

**PROJECT CONTACT:** SUN WEST LLC

**CODE COMPLIANCE**

THE PROJECT SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA. THE PROJECT SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND REGULATIONS OF THE COUNTY OF SAN BERNARDINO, CALIFORNIA.

**CONSTRUCTION DRAWINGS**

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	1
C-1	SITE PLAN	1
C-2	SITE SIGNAGE	1
A-1	UTILITY PLAN	1
A-2	FOUNDATION PLAN	1
A-3	FOUNDATION PLAN	1
A-4	FOUNDATION PLAN	1
A-5	FOUNDATION PLAN	1
A-6	FOUNDATION PLAN	1

**811**  
Know what's below.  
Call before you dig.

**MUNI**  
18064 WIKA RD  
APPLE VALLEY, CA 92307

**verizon**  
15505 SAND CANYON AVENUE  
IRVINE, CA 92618

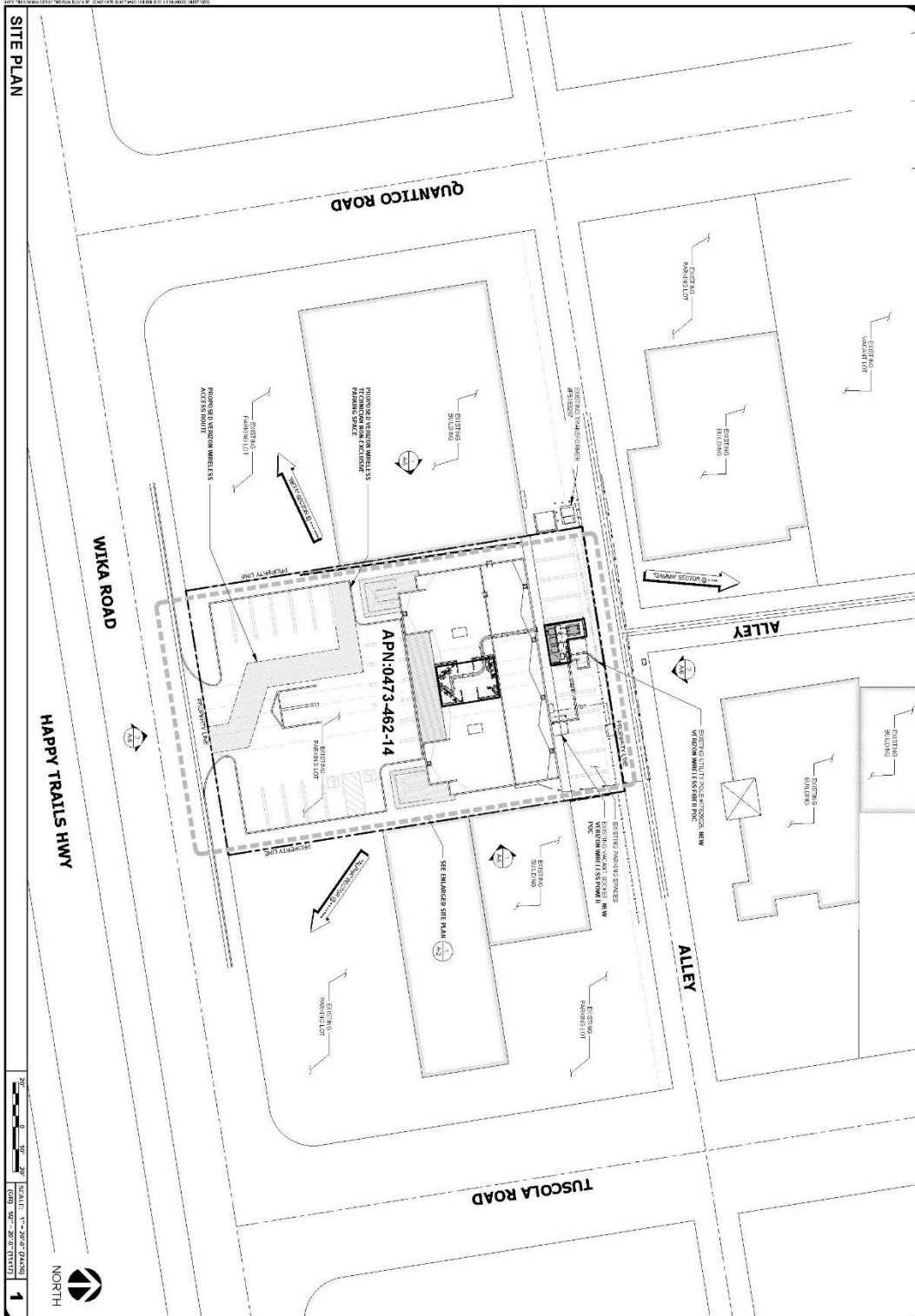
**SIC**  
Mobile Equipment  
334110

**ISSUE STATUS**

NO.	DATE	DESCRIPTION
1	10/01/21	ISSUED
2	10/01/21	ISSUED
3	10/01/21	ISSUED

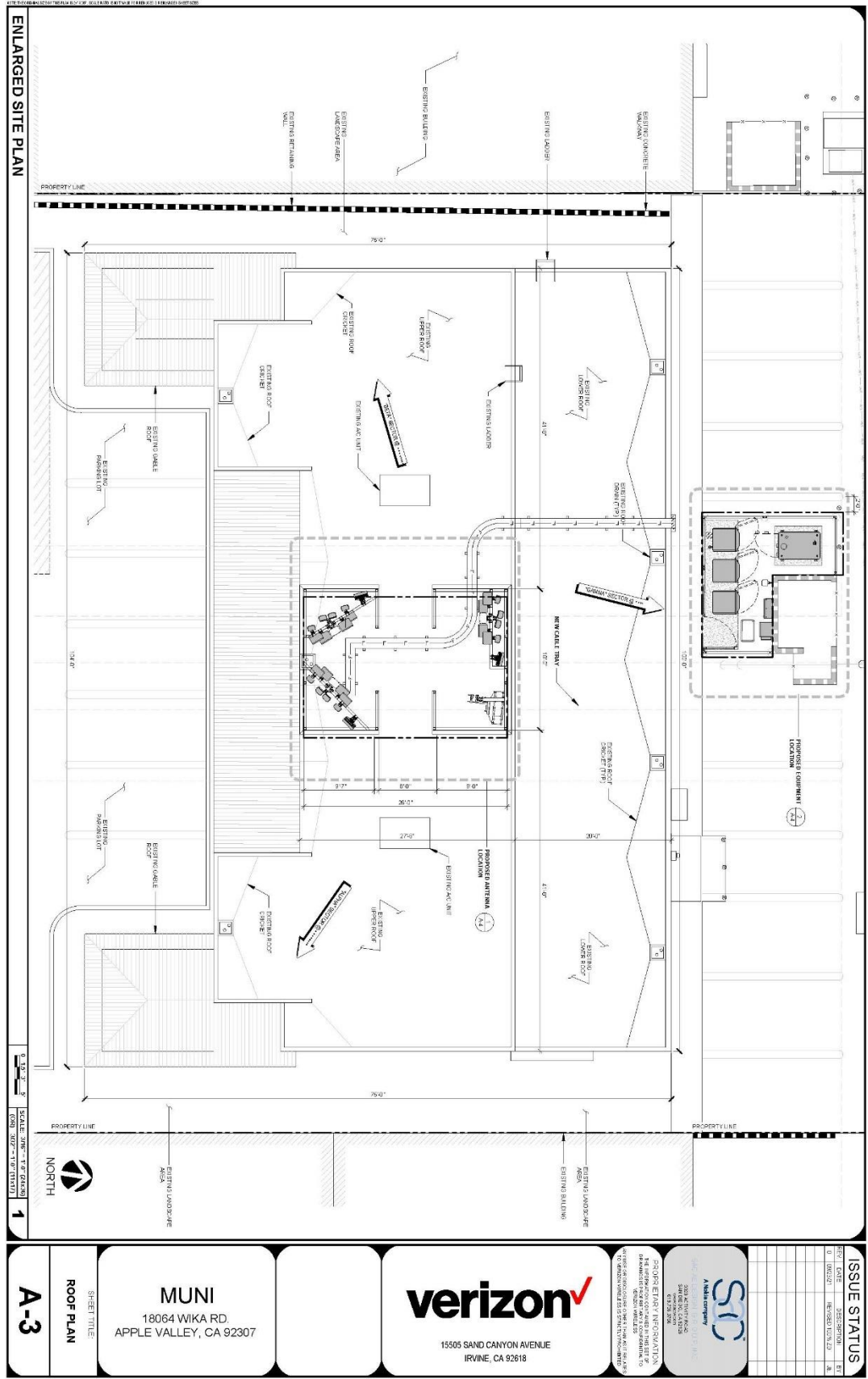
**TITLE SHEET**

**T-1**



<p><b>ISSUE STATUS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>02/22/22</td> <td>RECEIVED WORK</td> <td>NA</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY	1	02/22/22	RECEIVED WORK	NA	<p><b>SID</b>          A Public Company          18064 Wika Road          Apple Valley, CA 92307          951-937-5500</p>	<p><b>PROJECTARY INFORMATION</b>          PROJECT NAME: VERIZON WIRELESS STORE          PROJECT NUMBER: 2022-011          PROJECT LOCATION: 18064 WIKA RD, APPLE VALLEY, CA 92307          PROJECT CONTACT: JESSICA WILSON          PROJECT PHONE: 951-937-5500</p>	<p><b>verizon</b>          15505 SAND CANYON AVENUE          IRVINE, CA 92618</p>	<p><b>MUNI</b>          18064 WIKA RD.          APPLE VALLEY, CA 92307</p>	<p>SHEET TITLE  <b>SITE PLAN</b>          A-1</p>
NO.	DATE	DESCRIPTION	BY										
1	02/22/22	RECEIVED WORK	NA										





SCALE: 3/8" = 1'-0" (AS SHOWN)  
 (CONFORMS TO AIA STANDARD)



**A-3**

**ROOF PLAN**

**MUNI**  
 18064 WIKA RD.  
 APPLE VALLEY, CA 92307

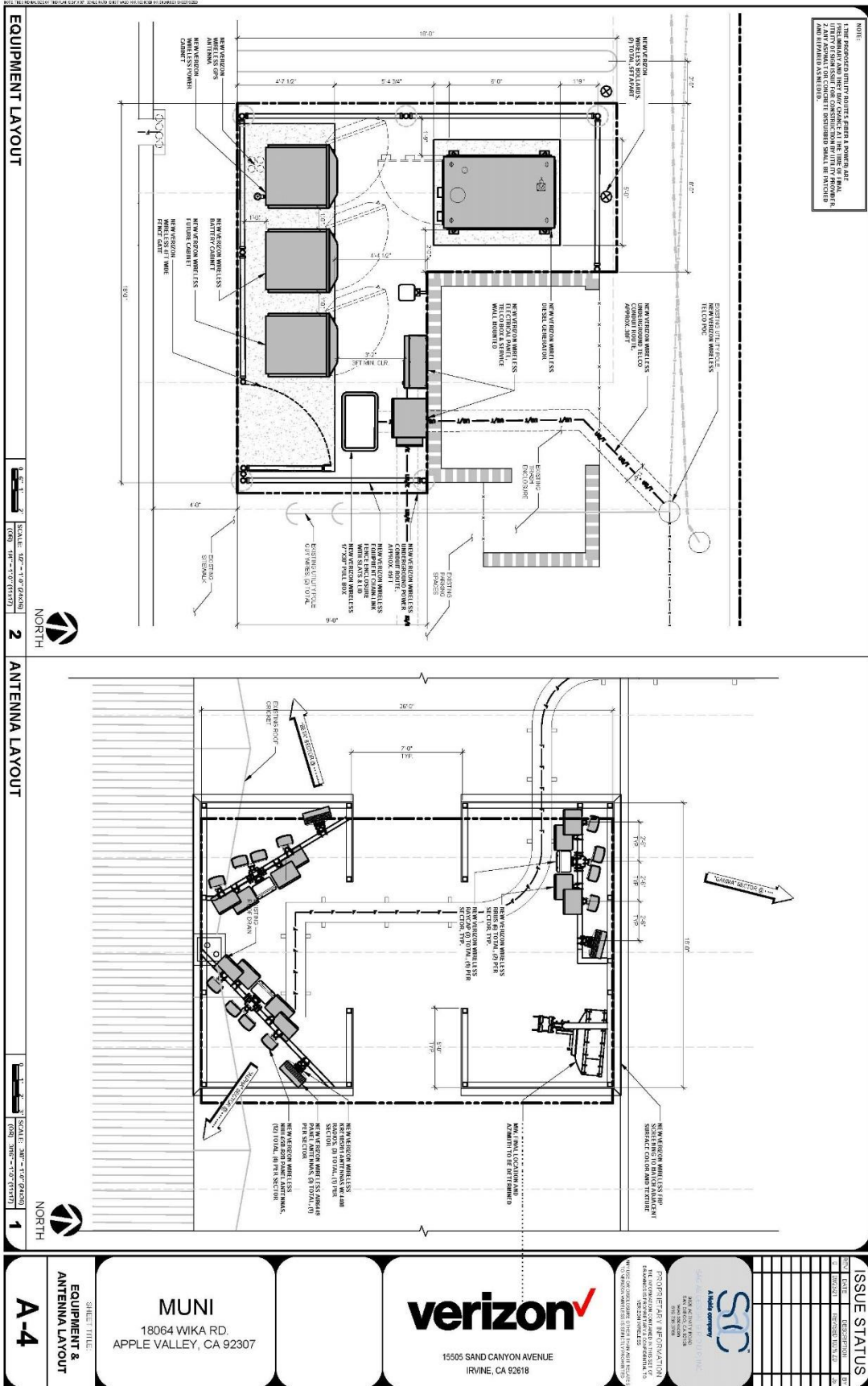
**verizon**  
 15505 SAND CANYON AVENUE  
 IRVINE, CA 92618

PROJECT: EARLY NEGOTIATION  
 DATE: 05/17/2022  
 DRAWN BY: SDC  
 CHECKED BY: SDC  
 APPROVED BY: SDC



**ISSUE STATUS**

NO.	DATE	DESCRIPTION	BY
1		REVISION 1	SDC
2		REVISION 2	SDC



NOTE:  
 THE PROPOSED INSTALLATION PERIOD & POWER AND  
 CAPACITY OF EQUIPMENT SHALL BE DETERMINED BY THE  
 UTILITY OF THE FACILITY. THE PROPOSED EQUIPMENT SHALL BE MATCHED  
 AND APPROVED AS SHOWN.

EQUIPMENT LAYOUT

2

ANTENNA LAYOUT

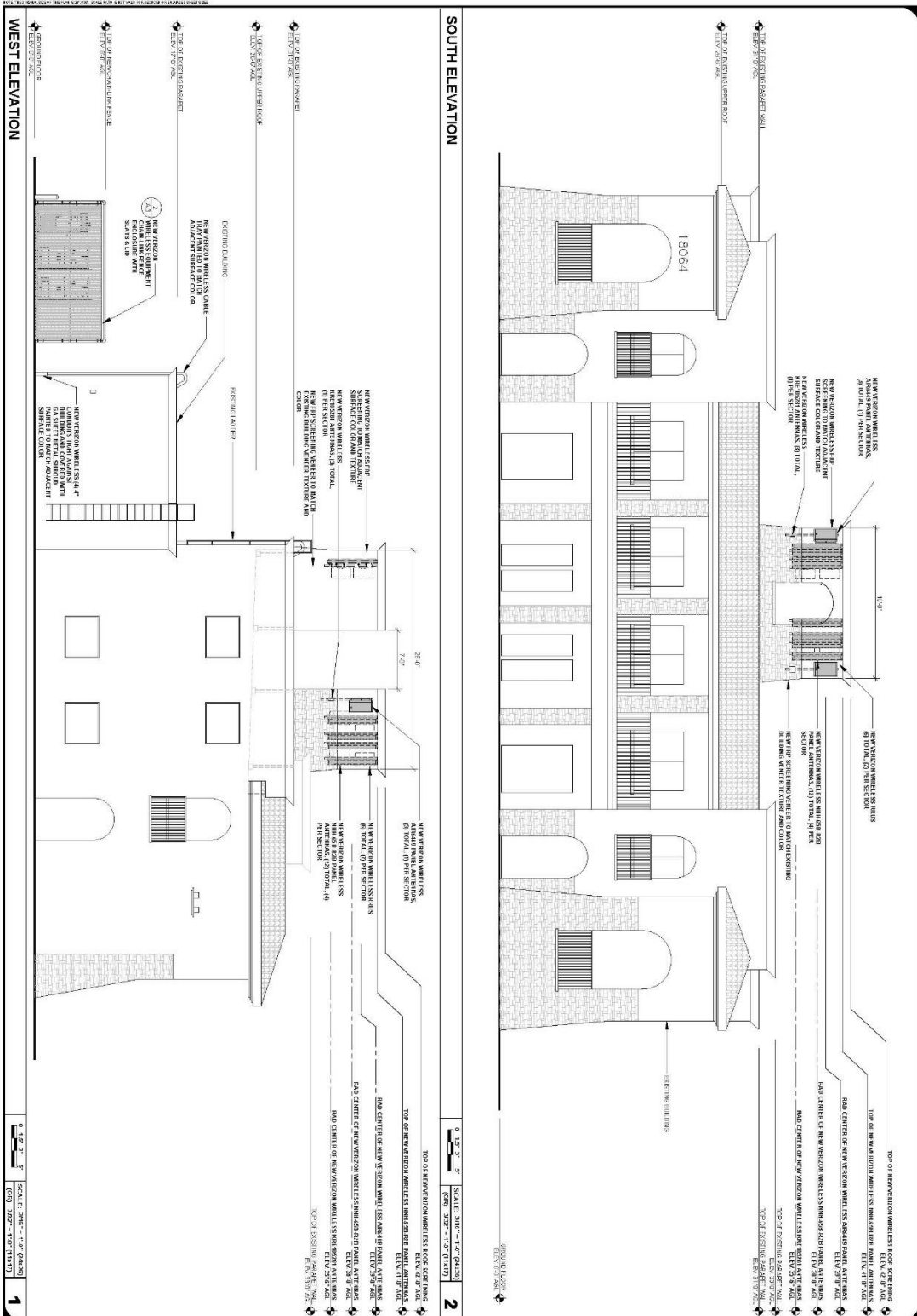
1

SHEET TITLE:  
**EQUIPMENT &  
 ANTENNA LAYOUT**

**MUNI**  
 18064 WILKA RD.  
 APPLE VALLEY, CA 92307

**verizon**  
 15505 SAND CANYON AVENUE  
 IRVINE, CA 92618

NO.	DATE	DESCRIPTION
1	10/20/21	ISSUED FOR PERMIT
2	11/10/21	REVISIONS
3	11/10/21	REVISIONS
4	11/10/21	REVISIONS
5	11/10/21	REVISIONS
6	11/10/21	REVISIONS
7	11/10/21	REVISIONS
8	11/10/21	REVISIONS
9	11/10/21	REVISIONS
10	11/10/21	REVISIONS
11	11/10/21	REVISIONS
12	11/10/21	REVISIONS
13	11/10/21	REVISIONS
14	11/10/21	REVISIONS
15	11/10/21	REVISIONS
16	11/10/21	REVISIONS
17	11/10/21	REVISIONS
18	11/10/21	REVISIONS
19	11/10/21	REVISIONS
20	11/10/21	REVISIONS

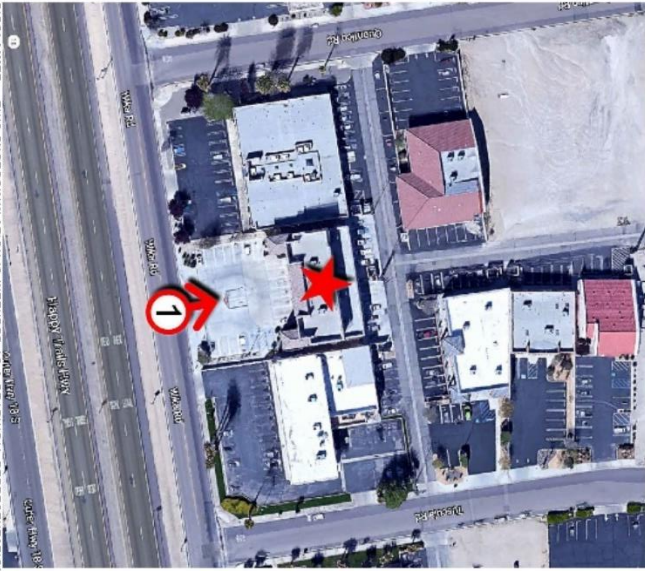


<p><b>ISSUE STATUS</b></p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>0</td> <td>10/15/21</td> <td>1501-1806 WIKA RD.</td> <td>JE</td> </tr> </table>		NO.	DATE	DESCRIPTION	BY	0	10/15/21	1501-1806 WIKA RD.	JE	<p><b>MUNI</b></p> <p>18064 WIKA RD.          APPLE VALLEY, CA 92307</p>	<p><b>verizon</b></p> <p>15505 SAND CANYON AVENUE          IRVINE, CA 92618</p>	<p><b>SIC</b>          A mobile company</p>
NO.	DATE	DESCRIPTION	BY									
0	10/15/21	1501-1806 WIKA RD.	JE									
<p><b>A-5</b></p> <p>SHEET TITLE          SOUTH &amp; WEST          ELEVATIONS</p>												





PHOTOSIMULATION VIEWPOINT 1



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



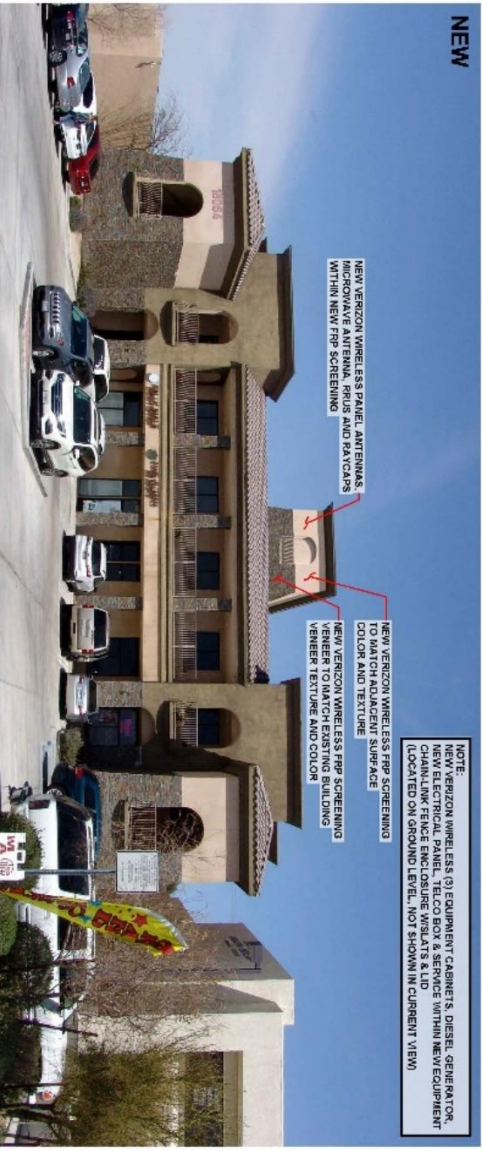
MUNI  
 MCE  
 (MTX 45 / BSC 19)  
 18094 WIKKA RD  
 APPLE VALLEY CA92297



EXISTING



NEW

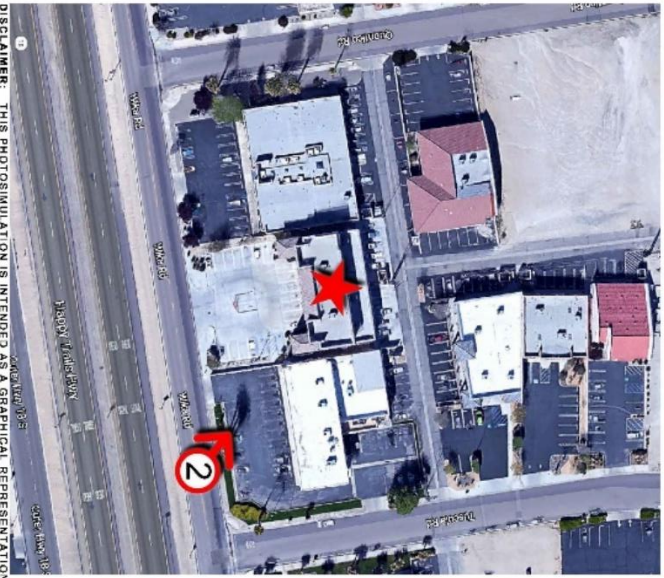


NEW VERIZON WIRELESS PANEL ANTENNAS, MICROWAVE ANTENNA, PRIS AND RAYCAPS WITHIN NEW FSP SCREENING

NEW VERIZON WIRELESS FSP SCREENING WITHIN NEW FSP SCREENING  
 NEW VERIZON WIRELESS FSP SCREENING VENERB TEXTURE AND COLOR

NOTE:  
 NEW VERIZON WIRELESS EQUIPMENT CABINET IS DIESEL GENERATOR, CHAMBLINK FENCE ENCLOSURE WISLATS & LID (LOCATED ON GROUND LEVEL, NOT SHOWN IN CURRENT VIEW)

PHOTOSIMULATION VIEWPOINT 2



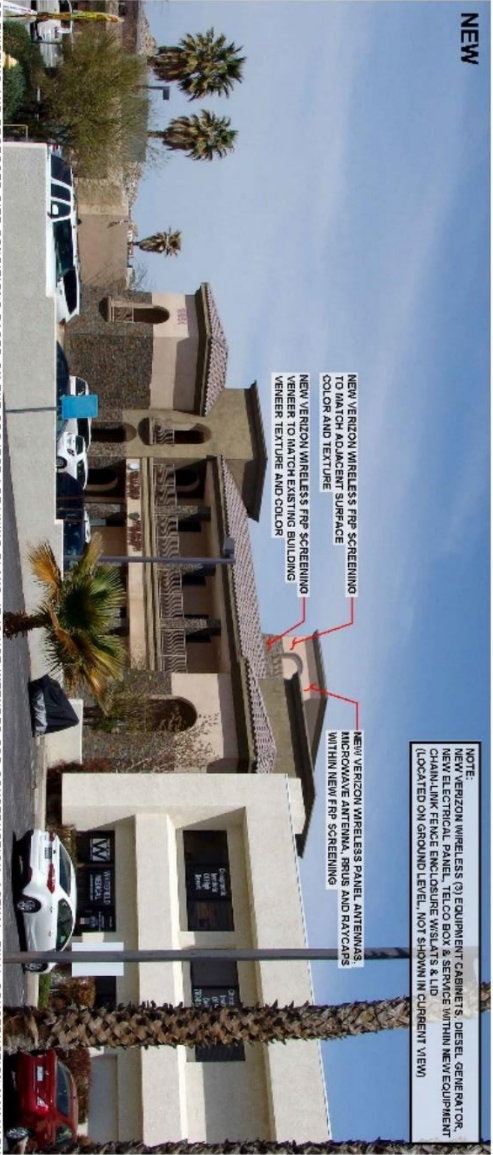
DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY.

EXISTING



- NEW VERIZON WIRELESS (O) EQUIPMENT CABINET, DIESEL GENERATOR, NEW ELECTRICAL PANEL, TELCO BOX & SERVICE WITHIN NEW/EQUIPMENT CHAIN LINK FENCE ENCLOSURE: WISLATS & LID (LOCATED ON GROUND LEVEL, NOT SHOWN IN CURRENT VIEW)
- NEW VERIZON WIRELESS (O) ANTENNAS TO MATCH ADJACENT SURFACE COLOR AND TEXTURE
- NEW VERIZON WIRELESS FFP SCREENING VENEER TO MATCH EXISTING BUILDING VENEER TEXTURE AND COLOR
- NEW VERIZON WIRELESS PANEL ANTENNAS WITHIN NEW FFP SCREENING

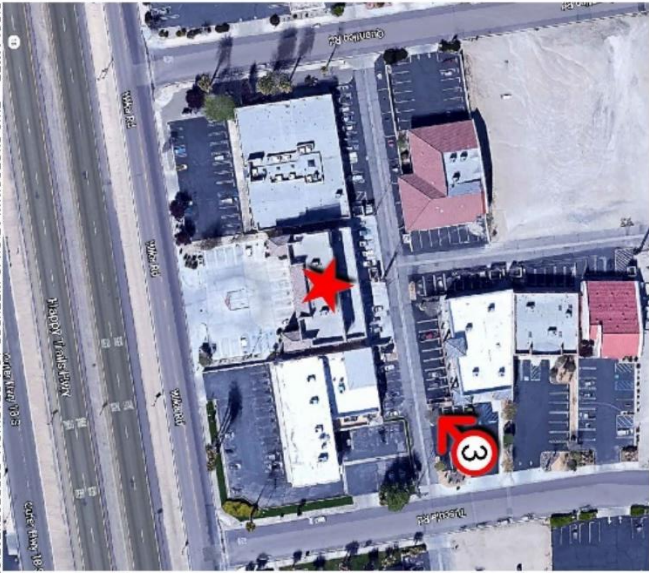
NEW



MUNI  
MCE  
(MTX 45 / BSC 19)  
19094 WIKKA RD  
APPLE VALLEY CA 92297



PHOTOSIMULATION VIEWPOINT 3



DISCLAIMER: THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY.

**verizon**  
 MUNI  
 (MTC #18)  
 18054 APPLE RD  
 APPLE VALLEY, CA 92307

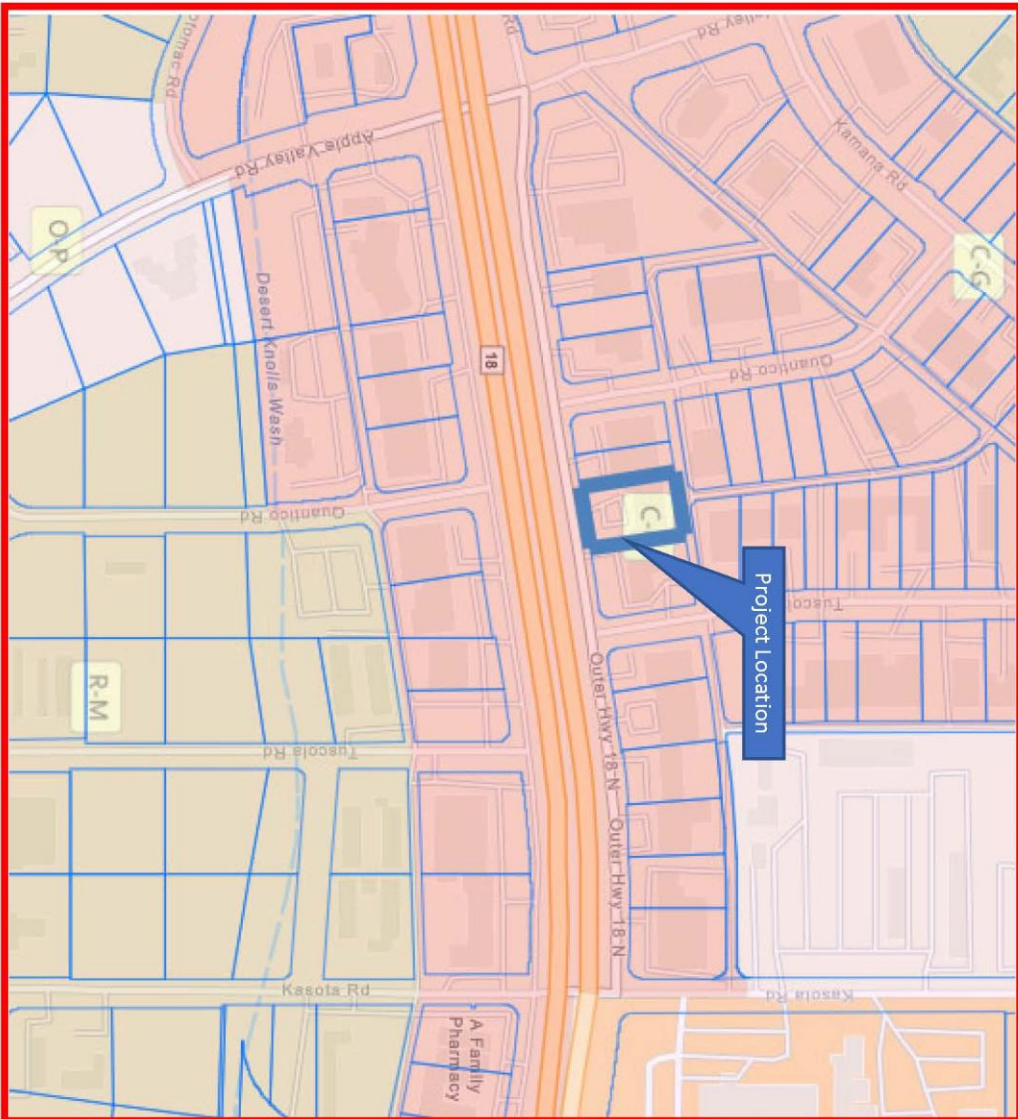


**NOTE:**  
 NEW VERIZON WIRELESS (1) EQUIPMENT CABINET, DIESEL GENERATOR, NEW ELECTRICAL PANEL, TELCO BOX & SERVICE WITHIN NEW EQUIPMENT CHAIN-LINK FENCE ENCLOSURE W/SLATS & LID (LOCATED ON GROUND LEVEL, NOT SHOWN IN CURRENT VIEW)

NEW VERIZON WIRELESS FPP SCREENING  
 VENEER TO MATCH EXISTING BUILDING  
 VENEER TEXTURE AND COLOR

NEW VERIZON WIRELESS FPP SCREENING  
 TO MATCH ADJACENT SURFACE  
 COLOR AND TEXTURE

# ZONING/LOCATION MAP



Conditional Use Permit  
2018-011 Amendment 1



18064 Wika Rd  
0473-462-14-0000



### Legend

- (C-G) General Commercial
- (R-M) Multi-Family Residential 2 or 20 Units/acre
- (OP) Office Professional

Date: 12/09/2021



## Planning Commission Agenda Report

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Date: January 19, 2022 Item No. 3  
*Continued from December 15, 2021*

To: Planning Commission

Case Number: Tentative Parcel Map No. 20440

Applicant: High Desert Mapping representing Tony Contreras

Proposal: A request to approve a Tentative Parcel Map to subdivide a 10-acre parcel into four parcels and a remainder. The project is located within the Equestrian Residential (R-EQ) zoning designation.

Location: Located on the southeast corner of Pah-Ute Road and Mesquite Road; APN: 0439-393-01

Environmental Determination: Pursuant to Section 15315 of the Guidelines to Implement the California Environmental Quality Act (CEQA), Minor Land Divisions, the proposed request is Exempt from further environmental review.

Prepared By: Daniel Alcayaga, AICP, Planning Manager

Recommendation: Continued, Indefinitely

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On January 11, 2022, the Town Council initiate a discussion item related to the Town's requirements for street improvements associated with subdivisions. The Applicant is requesting a continuance indefinitely to provide an opportunity to follow the Town Council discussion. If the tentative map is rescheduled for consideration, it will require a new public hearing notification consistent with the development code.