



**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA**

WEDNESDAY, JUNE 1, 2022

Regular Meeting 6:00 p.m.

Town Council Chambers
14955 Dale Evans Parkway

PLANNING COMMISSION MEMBERS

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

PLANNING DIVISION OFFICE: (760) 240-7000 Ext. 7200
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.



**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY JUNE 1, 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. 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 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 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; _____ Commissioner Tinsley _____
Commissioner North _____ Vice-Chairman Lanyon _____
Chairman Arias _____

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

1. Approval of the minutes of the regular meeting of May 18th, 2022.

PUBLIC HEARING ITEMS

2. Conditional Use Permit NO. 2022-002

APPLICANT: Janelle Rellosa, representing Liberty Utilities

LOCATION: 19690 Ottawa Road, APN 3087-711-24

ENVIRONMENTAL DETERMINATION: Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is Exempt from further environmental review. The proposed site has been previously used for similar purposes and is considered an existing facility meeting the conditions set forth within Section 15301, Class 1 Categorical Exemption.

PREPARED BY: Yenifer Cid, Assistant Planner

RECOMMENDATION: Recommend approval

OTHER BUSINESS

PLANNING COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

The Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on June 15th, 2022

**MINUTES
TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING
May 18th, 2022**

CALL TO ORDER

Chairman Arias called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:05p.m.

Roll Call

Present: Commissioner Tinsley; Vice-Chairperson Lanyon; Chairperson Arias.

Absent: Commissioner Kallen

Staff Present

Daniel Alcayaga, Planning Manager; Albert Maldonado, Town Attorney; Amanda Malone, Assistant Planner; Yenifer Cid, Assistant Planner Hannah Raleigh, Senior Administrative Assistant; Willow Waters, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Commissioner Tinsley.

INSTALATION OF NEWLY APPOINTED COMMISIONER.

On behalf of the Town Clerk Hannah Raleigh in the roll of Deputy Town Clerk swore in Commissioner David North at 6:07pm.

ROLE CALL

Present: Commissioner North, Commissioner Tinsley, Vice-Chairperson Lanyon; Chairperson Arias.

Absent: Commissioner Kallen

PUBLIC COMMENTS

NONE

APPROVAL OF MINUTES

1. Approval of the minutes of the regular meeting of May 4th, 2022.

MOTION

Motion by Vice-Chairman Lanyon, seconded by Commissioner Tinsley to approve the minutes of May 4th, 2022, as amended.

Roll Call Vote

Yes: Commissioner North
Commissioner Tinsley
Vice-Chairperson Lanyon
Chairman Arias
Noes: None
Abstain: None
Absent: Commissioner Kallen

Motion carried, 4-0-0-1

PUBLIC HEARING

2. General Plan Amendment No. 2021-002; Zone Change No. 2021-001; & Specific Plan No. 2021-001. Consideration of the Village Specific Plan

COMMISSIONER TINSLEY RECUSED HIMSELF FROM THE DIAS AT 6:11PM

The proposed Village Specific Plan guides the long-term development and redevelopment of a 1.5±-mile segment of Highway 18, including the Village commercial area. It revises land use designations and sets forth development guidelines in the context of five (5) planning districts to enhance the Village's identity as a downtown retail destination, guide future development of vacant parcels and redevelopment of underutilized parcels and protect and expand residential neighborhoods with guidelines that scale down development at the periphery of the Village.

Chairperson Arias opened the Public Hearing at 6:12 p.m.

Daniel Alcayaga, Planning Manager presented the staff report as submitted to the Planning Secretary.

Daniel Alcayaga briefly discusses the difference between the Village Specific Area and the Apple Valley Village Property and Business Improvement District (PBID). Mr. Alcayaga then explains the different ways that public comments, and public involvement have taking place since 2019. This included studies, surveys, and a joint Town Council and Planning Commission meeting.

Daniel Alcayaga passed the meeting to Nicole Criste a representative for Terra Nova.

Nicole Criste, consultant with Terra Nova, presented the specific zoning destination inside the project boundary. Criste explained the different deviations from the Development Code that will be allowed in the development standards for the village, specifically parking. The

guidelines laid out in the village specific plan are brought to the attention of the commissioners presenting the design aesthetic and standard of the plan.

Criste introduced Robert Kilpatrick, Traffic Engineer with David Evans and Associates at 6:27pm.

Robert Kilpatrick discussed the frontage roads and traffic signals, and the proposed new traffic signal and patterns, including the traffic study/analysis that discussed the speeding on the highway and connection to Yucca Loma Rd.

Kilpatrick turned the presentation back over to Nicole Criste at 6:44pm

Nicole Criste discussed the different letters and comments they have received regarding the project.

Daniel Alcayaga, Planning Manager advises the commission to motion for a continuance in order to continue the preparation of all documents.

Chairman Arias opened public comments at 6:50 p.m.

Delshawn McClellon, is called per his public comment request. McClellon shares his concerns about the environmental impact and the impact on workers.

Chairman Arias closes public comments 6:54 p.m.

MOTION

Motion to continue the proposal to the regular schedule Planning Commission Meeting of July 15th 2022, for additional research and discussion.

Motion by Vice Chairman Lanyon, seconded Commissioner North.

Roll Call Vote

Yes: Commissioner North
Vice-Chairperson Lanyon
Chairman Arias
Noes: None
Abstain: None
Absent: Commissioner Tinsley, Commissioner Kallen

Motion carried, 3-0-0-2

OTHER BUSINESS

NONE

PLANNING COMMISSION COMMENTS

NONE

STAFF COMMENTS

NONE

Motion by Vice- Chairman Lanyon, seconded by Commissioner North and carried with Commissioner Tinsley and Commissioner Kallen absent, to adjourn the meeting with the next regular Planning Commission meeting to be held June 1st, 2022.

Chairperson Arias

Planning Commission Secretary
Willow Waters



TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

AGENDA DATE:	June 1, 2022
CASE NUMBER:	Conditional Use Permit No. 2022-002
APPLICANT:	Janelle Rellosa, representing Liberty Utilities
PROPOSAL:	Consideration of Conditional Use Permit CUP 2022-002 to allow the construction of a 1,296 square foot pump house structure, a relocation of an existing telemetry pole, and the installation of solar photovoltaic arrays within a Single Family Residential (R-SF) District at 19690 Ottawa Road (Applicant: Liberty Utilities; APN: 3087-711-24)
LOCATION:	19690 Ottawa Road; APN 3087-711-24
ENVIRONMENTAL DETERMINATION:	Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is Exempt from further environmental review. The proposed site has been previously used for similar purposes and is considered an existing facility meeting the conditions set forth within Section 15301, Class 1 Categorical Exemption.
CASE PLANNER:	Yenifer Cid, Assistant Planner
RECOMMENDATION:	Approval

PROJECT SITE AND DESCRIPTION

- A. Project Size:
The project site is 1.16 acres in size.
- B. General Plan Designations:
Project Site - Single Family Residential (R-SF)
North - Single Family Residential (R-SF)
South - Single Family Residential (R-SF)
East - Single Family Residential (R-SF)
West - Single Family Residential (R-SF)
- C. Surrounding Zoning and Land Use:
Project Site - Single Family Residential (R-SF), existing water well site
North - Single Family Residential (R-SF), Single Family Homes
South - Single Family Residential (R-SF), Single Family Homes
East - Single Family Residential (R-SF), Single Family Home
West - Single Family Residential (R-SF), Single Family Homes
- D. Site Characteristics:
The project site is an existing water well site with an existing pump enclosed by a chain-link fence along with a storage container on the property used to store equipment items.
- E. Building Height:
Permitted Maximum: Thirty-five (35) Feet
Proposed Maximum: Eighteen (18) Feet, seven (7) inches
- F. Setback Analysis:
- | | <u>Required</u> | <u>Proposed</u> |
|------------|-----------------|-----------------|
| Front: | 35 ft. | 42 ft. |
| Rear: | 25 ft. | 108 ft. |
| West Side: | 25 ft. | 87 ft. |
| East Side: | 10 ft. | 59 ft. |
- G. Lot Coverage:
Permitted Maximum: Forty (40) percent
Proposed Maximum: Thirty (30) percent

ANALYSIS

- A. General:
Pursuant to Table 9.28.030(A), Permitted Uses, the Planning Commission's approval of a Conditional Use Permit is required for all public utility and public service substations, reservoirs, pumping plants; not including utility offices within any residential zone. The project site has been in operation since the Town's incorporation and is considered a legal, nonconforming use. The applicant is requesting permits to construct a 1,296 square foot pump house and storage building; therefore, staff is requiring the approval of a Conditional Use Permit at this time. The Conditional Use Permit process allows the Commission an opportunity to consider certain uses which may have potential adverse impacts upon surrounding property or the general public.
- B. Site Analysis:

The well site appears to have been in operation since at least 1995; however, there is no documentation as to when the well was installed or became operational. As a public facility located within a residential zone, and as an expansion to a legal, nonconforming use, a Conditional Use Permit is required.

The project site is 1.16 acres in size and is located within the Single Family Residential (R-SF) zoning designation. The site has 225 feet of frontage along Ottawa Road and 225 feet of frontage along Pahoa Road. The site is a graveled lot with an existing water production well together with associated equipment. The well pump is currently exposed to the elements and secured with a chain link fence. There is a shipping container on the site currently used for storage. Access to the site is via Pahoa Road.

The project is a request to construct a 1,296 square foot pump house and storage building. The structure will contain the water pump in addition to other controls and equipment necessary for water production. The structure will be constructed of a tan stucco color with a contrasting stone veneer at the base of the structure to a height of thirty (30) inches. The roof will be constructed of flat tile emulates an appearance of a traditional shingle roof. The existing storage container will be removed in favor of the new building. The plans also call for the relocation an existing telemetry antenna thirty (30) feet north of its current location and the installation of two (2) new photovoltaic arrays measuring one hundred twenty-six (126) feet in length by fourteen (14) feet wide and four (4) feet six (6) inches tall.

The project site is completely enclosed by a five (5)-foot tall, solid block wall which was constructed between 1994 and 2003. The maximum height for a block wall within the front setback is four (4) feet solid and up to six (6) feet when incorporating decorative open fencing such as wrought iron. As a legal nonconforming use, it is probable that when constructed, the wall was in compliance with Development Code standards in place at the time of its construction. Development Code Section 9.07.030 states that a legal nonconforming structure may continue even though the structure fails to conform to the present requirements of the land use district in which it is located. There are no changes proposed to the wall. The existing entrance gate is in need of paint; however, the applicant indicates that a new sliding gate will be installed as part of this proposal.

The site includes a twelve (12)-foot landscape easement on the east side of the property along Ottawa Road that is maintained by a landscape assessment district. As required by Development Code Section 9.75.050(N), staff is recommending Condition No. P13 requiring all landscaping to be maintained in a dust and weed free manner. The site also requires improvements on Ottawa Road required by the Town's Engineering Division in compliance with the General Plan's Circulation Element of half-width Secondary Standards, with a minimum half-width of twenty-eight (28) feet with curb, gutter, and sidewalk on the development side.

There have been past complaints regarding a constant excessive noise emanating from the pump located at other water well residential sites. Development Code Section 9.73.050(A)(2) states that if the offending noise consists of a steady, audible tone such as a whine, screech, or hum, or is a repetitive, the standard noise limits set forth in Table 9.73.050-A shall be reduced by five (5) dBA. The new building should mitigate these negative impacts; however, staff is recommending Condition of Approval P9 limiting noise levels to 45 dBA between the hours of 7:00 a.m. and 10:00 p.m. or 35 dBA between the hours of 10:00 p.m. and 7:00 a.m. as measured from the receiving single-family residence.

C. Environmental Assessment:

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), the project is Exempt from further environmental review. The proposed site has been previously used for similar purposes and is considered an existing facility meeting the conditions set forth within Section 15301, Class 1 Categorical Exemption.

D. Noticing:

The public hearing for Conditional Use Permit No. 2022-001 was noticed in the Apple Valley News and mailed to all property owners within a 300-foot radius on May 17, 2022.

E. Findings:

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 specific Findings. The Findings, and a suggested 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 proposed public utility expansion is allowed within any residential zoning district with the review and approval of a Conditional Use Permit by the Planning Commission. The site plan and architectural design is in compliance with all development standards. Therefore, the proposal 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 proposed public utility installation is allowed at this location with a Conditional Use Permit approved by the Planning Commission. The site will have one (1) small-scale building used to house equipment. The structure will mitigate existing noise generated at the site. Therefore, with adherence to Conditions of Approval, the project is compatible with, and will not adversely affect or be detrimental to 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: The proposed location has been previously developed and all public facilities, services and utilities are available to serve the 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 proposed utility installation will be mostly unmanned, except for days of routine maintenance. The use is not anticipated to generate traffic and therefore, will not adversely impact the capacity or physical character of surrounding streets.

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

Comment: The proposed pump house and storage building will be located on a developed site previously used for the same purposes and is considered an existing facility meeting the conditions set forth within Section 15301, Class 1 Categorical Exemption.

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

Comment: See below Development Permit Findings.

DEVELOPMENT PERMIT FINDINGS:

1. That the location, size, design, density and intensity of the proposed development 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 public utility expansion is allowed within any residential zoning district with the review and approval of a Conditional Use Permit by the Planning Commission. The site plan and architectural design is in compliance with all development standards. Therefore, the proposal is in compliance with the Development Code of the Town of Apple Valley and adopted General Plan.

2. That the location, size and design of the proposed structures and improvements are compatible with the site's natural landforms, surrounding sites, structures and streetscapes and does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings;

Comment: The project consists of the construction of a 1,296 square foot pump house and storage building located at an existing water production well site. The structure will have a maximum height of eighteen (18) feet, seven (7) inches which is compatible with adjacent, developed properties and will not block public views.

3. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures and that quality in architectural design is maintained in order to enhance the visual environment of the Town;

Comment: The design of the pump house and storage building will blend with the neighboring single-family homes with the use of compatible earth tone colors and a roof height typically found in a residential neighborhood. The block wall construction will match the existing perimeter wall. The stone coated metal roof has been designed to emulate traditional roofing mater. As proposed building textures and details will be compatible with adjacent structures.

4. That the amount, location, and design of open space and landscaping conforms to the requirements of this Code, enhances the visual appeal and is compatible with the design and function of the structure(s), site and surrounding area;

Comment: There is no new landscaping proposed; however, the project will be required to refurbish existing landscaping along Paoha Road.

5. That excessive and unsightly grading of hillsides does not occur, and the character of natural landforms such as knolls and the Mojave River and that existing vegetation and Joshua Trees are adequately protected and preserved where feasible as required by this Code;

Comment: The project does not include any grading.

6. That the proposed development's generation of traffic will not adversely impact the capacity and physical character of surrounding streets and that traffic improvements and or mitigation measures are provided in a manner consistent with the Circulation Element of the Town General Plan;

Comment: The proposed pump house and storage building will be mostly unmanned, except for days of routine maintenance. The use is not anticipated to generate and will not adversely impact the surrounding area.

7. That there will be no negative impacts upon the environment from the proposed structure(s) that cannot be mitigated; and

Comment: The project is within a completely built environment and is considered exempt under CEQA.

8. That the proposed development, and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety and welfare of the community or be materially injurious to properties or improvements in the vicinity nor be contrary to the adopted General Plan.

Comment: The project consists of the construction of a 1,296 square foot pump house and storage building at an existing water production well. The proposed public utility installation is allowed within any residential zoning district with the review and approval of a Conditional Use Permit by the Planning

Commission. The site plan and architectural design is in compliance with all development standards. Therefore, the proposal is in compliance with the Development Code of the Town of Apple Valley and adopted General Plan.

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), Section 15332, Class 32, 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. 2022-002, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

Prepared By:

Reviewed By:

Yenifer Cid
Assistant Planner

Daniel Alcayaga
Planning Manager

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Site Plan
3. Elevations
4. Renderings
5. Zoning/Location Map

TOWN OF APPLE VALLEY

RECOMMENDED CONDITIONS OF APPROVAL
Conditional Use Permit No. 2022-002

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

Planning Division Conditions of Approval:

- P1. This project shall comply with the provisions of State law and the Town of Apple Valley Development Code and the General Plan. This conditional approval, if not exercised, shall expire three (3) years from the date of action of the reviewing authority, unless otherwise extended pursuant to the provisions of application of State law and local ordinance. The extension application must be filed, and the appropriate fees paid, at least sixty (60) days prior to the expiration date. The Conditional Use Permit becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town's Development Code.
- P2. The applicant shall defend at its sole expense (with attorneys approved by the Town), hold harmless and indemnify the Town, its agents, officers and employees, against any action brought against the Town, its agents, officers or employees concerning the approval of this project or the implementation or performance thereof, and from any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of this obligation under this condition.
- P3. The filing of a Notice of Exemption requires the County Clerk to collect a documentary handling fee of fifty dollars (\$50.00). The fee must be paid in a timely manner in accordance with Town procedures. No permits may be issued until such fee is paid.
- P4. The approval of Conditional Use Permit No. 2022-002 by the Planning Commission is recognized as acknowledgment of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, *Appeals*, of the Town of Apple Valley Development Code.
- P5. The rendering(s) presented to and approved by the Planning Commission at the public hearing shall be the anticipated and expected appearance of the structure upon completion.
- P6. Nonregulatory signage shall not be permitted.
- P7. All outdoor mechanical and electrical equipment whether rooftop, side of structure, or on the ground, shall be screened from view from the public view.

- P8. All mechanical and electrical equipment, including air conditioners, antennas, pumps, transformers, and heating and ventilating equipment shall be located, operated, and screened in a manner that does not disturb adjacent uses and activities.
- P9. Noise levels shall not exceed 45 dBA between the hours of 7:00 a.m. and 10:00 p.m. or 35 dBA between the hours of 10:00 p.m. and 7:00 a.m. as measured from the receiving single family residence.
- P10. Lighting fixtures shall be of a type and be located in such a manner that no light or reflected glare is directed off-site and shall provide that no light is directed above a horizontal plane passing through the bottom of the fixture. All glare shall be directed onto the site and away from adjacent properties.
- P11. If hazardous substances are used and/or stored, a technical report, identifying any hazards presented by project must be mitigated. This report shall be prepared by a qualified person, firm, or corporation and submitted to the Building and Safety Division. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.
- P12. Any outdoor storage must occur on the rear one-half (1/2) of the project site and not be visible from Ottawa Road or other adjacent properties.
- P13. Road dedications on Ottawa Road and Paoha Road shall be dedicated per the Town's Engineering Division.
- P14. Landscaping shall be installed with appropriate combinations of drought-tolerant trees, shrubs, and ground cover, consistent with Development Code Chapter 9.75, Water Conservation Landscape Regulations.
- P15. 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.

Waste Management & Regulatory Compliance Conditions of Approval

- ET1. 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.
- ET2. Pursuant to AVMC § 8.19.050 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 sixty five percent (65%) of the total C&D debris generated by the project via reuse or recycling.

Building and Safety Division Conditions of Approval

- BC1. A dust palliative or hydro seed will be required on those portions of the site graded but not constructed (phased construction)

- BC2. Page two (2) of the submitted building plans will be conditions of approval.
- BC3. Construction must comply with 2019 California Code of Regulations, Title 24, Parts 1-12 (Building Codes).
- BC4. Best Management Practices (BMP's) are required for the site during construction.

Public Works Division Conditions of Approval

- PW1. Sewage disposal shall be by connection to the Town of Apple Valley sewer system. Financial arrangements, plans and improvement agreements must be approved by the Town of Apple Valley Public Works Department.
- PW2. Sewer connection fees required.

Engineering Division Conditions of Approval

- EC1. A final drainage plan with street layouts shall be submitted for review and approval by the Town Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider reducing the post-development site-developed flow to 90 percent of the pre-development flow for a 100-year design storm.
- EC2. Street improvement plans shall be submitted to the Town Engineer for review and approval.
- EC3. Ottawa Road adjacent to the property shall be improved to the Town's half-width Secondary Road standards, with a minimum half-width of 28 feet with curb, gutter and sidewalk on the development side.
- EC4. A 44-ft wide half-width road dedication along Ottawa Road shall be granted to the Town of Apple Valley prior to Issuance of Grading Permit.
- EC5. During the grading of the streets, soils testing of the street subgrades by a qualified soils engineering firm shall be performed to determine appropriate structural street section. Minimum asphalt concrete thickness for all streets shall be 0.33 ft.
- EC6. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC7. Final improvement plans and profiles shall indicate the location of any existing utility which would affect construction and shall provide for its relocation at no cost to the Town.
- EC8. A final grading plan shall be approved by the Town Engineer prior to issuance of a grading permit. A grading permit shall not be issued until street improvement plans have been submitted to the Town Engineer for review and substantial completion of the street plans has been attained as determined by the Town Engineer.

- EC9. Utility lines shall be placed underground in accordance with the requirements of the Town.
- EC10. Traffic impact fees adopted by the Town shall be paid by the developer.
- EC11. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.
- EC12. A Storm Water Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination System (NPDES) shall be required.

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 Code, California Building Code, and other statutes, ordinances, rules, and regulations regarding fires and fire prevention adopted by the State, County, or Apple Valley Fire Protection District.
- FD3. All combustible vegetation, such as dead shrubbery and dry grasses, 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. Fire Extinguishers with a minimum rating of 2A10BC shall be provided, as per inspection, prior to Certificate of Occupancy.
- FD5. The Fire District will need separate plans for the photovoltaic arrays.

END OF CONDITIONS

RENDERINGS

scale: N.T.S.



PROJECT BY:
WELL 12
18690 OTTAWA ROAD
APPLE VALLEY, CALIFORNIA 92308

OWNER:
LIBERTY UTILITIES
21750 OTTAWA RD.
APPLE VALLEY, CA 92307

DATE: 07-2022



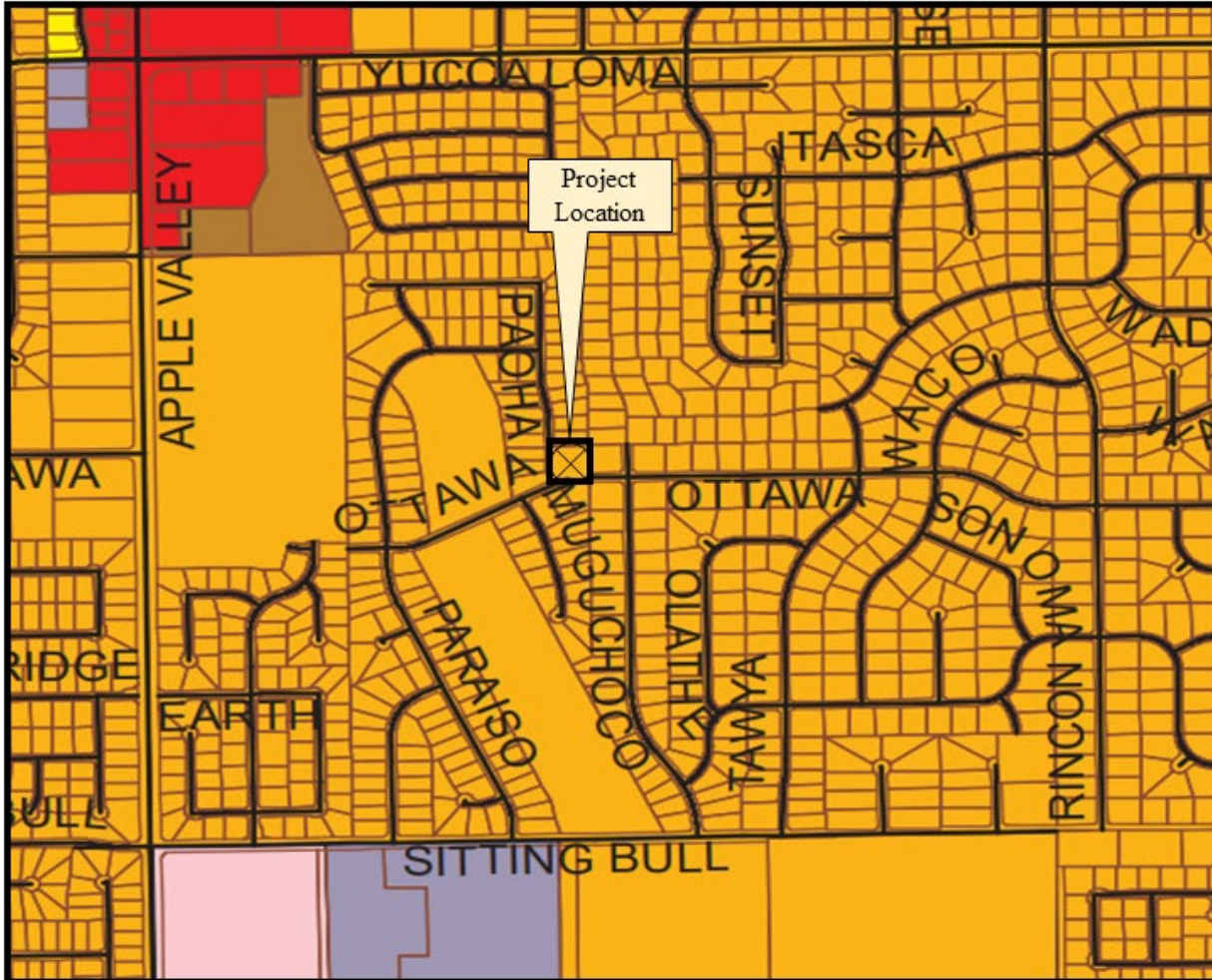
mountain view studios
3005 TARRANT, IRVING, TX 75039
BULLHEAD CITY, AZ 86405
760-813-4100
MVS@MVSSTUDIOS.COM

sheet
A3

JOB NO. 41202002

Zoning/Location Map

Conditional Use Permit No. 2022-002



19690 Ottawa Road,
Apple Valley, CA 92308

APN 3087-711-24



Legend

- Conditional Use Permit 2022-002
- (R-EQ) Equestrian Residential (1du/0.4 to 0.9 acres)
- (R-SF) Single Family Residential (1du/0.4 to 0.9 acres)
- (C-G) General Commercial
- (O-P) General Commercial
- (P-F) Public Facilities