



Administrative Report

DATE:	July 16, 2024
CASE NUMBER:	Site Plan Review SPR 2023-007 – Redwood West Cordova
APPLICANT:	Butterfly Equity Partners, LLC
PROPOSAL:	A request to construct a 1,373,150 square foot, 50-foot tall warehouse distribution building with 224 roll-up dock doors, four office spaces totaling 53,760 square feet, 1,422 parking spaces, a 3.1-acre stormwater retention basin, and associated improvements on a 90.15 acre site within the North Apple Valley Industrial Specific Plan (NAVISP) and in the Industrial Specific Plan (I-SP) zoning district.
LOCATION:	North of Cordova Road, east of Dachshund Avenue and south of Quarry Road (APNs: 0463-213-01, 0463-213-32).
ENVIRONMENTAL:	Staff has analyzed the project to determine the level of environmental review in conformance with the requirements of the California Environmental Quality Act (CEQA). The Project required preparation of studies relating to air quality, greenhouse gas emissions, biological resources, archaeological resources, geology, hazards and hazardous materials, hydrology and water quality, utilities and service systems, and traffic. All studies evaluated the project and evidenced that an Addendum to the previously certified 2009 General Plan Environmental Impact Report (“2009 General Plan EIR”) is the appropriate CEQA document to evaluate and disclose the project’s impacts.
CASE PLANNERS:	Orlando Acevedo, Assistant Town Manager Rick Hirsch, Contract Planner
RECOMMENDATION:	Approve with Conditions

PROJECT SITE DESCRIPTION

A. Project Size:

The project proposes development of a 1,373,150 square foot 50-foot-tall warehouse distribution center on a 1,346,270 square foot building footprint. The project site is comprised of two contiguous parcels totaling 90.15 gross acres.

B. General Plan Designations:

Project Site: North Apple Valley Industrial Specific Plan (NAVISP)
North: North Apple Valley Industrial Specific Plan (NAVISP)
East: North Apple Valley Industrial Specific Plan (NAVISP)
West: North Apple Valley Industrial Specific Plan (NAVISP)
South: North Apple Valley Industrial Specific Plan (NAVISP)

C. Zoning and Land Uses:

Project Site: Industrial Specific Plan (I-SP), undeveloped
North: Industrial Specific Plan (I-SP), undeveloped
East: Industrial Specific Plan (I-SP), undeveloped
West: Industrial Specific Plan (I-SP), undeveloped
South: Industrial Specific Plan (I-SP), undeveloped

D. Site Characteristics:

The project area lies in the northerly portion of the Town of Apple Valley, northwest of Apple Valley Airport (see Attachment 2, Vicinity Map). The project site is vacant and bounded by Quarry Road to the north, Dachshund Avenue to the west and Cordova Road to the south. The terrain in the project area is relatively level and flat, sloping gradually downward to the southwest. The property has retained its natural character with natural vegetation and no signs of previous land disturbance up to the present. Lands surrounding the site on all sides are currently vacant and undisturbed, and planned for future industrial development.

PROJECT ANALYSIS

A. Background and permitting requirements:

In 2006 the Town of Apple Valley prepared and approved the North Apple Valley Industrial Specific Plan (NAVISP). At the time, an Environmental Impact Report (SCH#2006031112) was certified. Since its adoption, there have been six amendments to the Specific Plan. Amendment No. 1 was approved in 2006 and added 163 acres pursuant to a Mitigated Negative Declaration. Amendment No. 5 was approved in 2012 and added 1,120 acres with impacts and mitigation measures addressed as part of a General Plan update for which an Environmental Impact Report was certified (SCH#2009091077). The other four NAVISP amendments were text-only changes.

The NAVISP currently encompasses 6,220 acres. The total estimate of existing industrial building square footage within the Specific Plan area is approximately 3.4 million square feet. The NAVISP envisions eventual buildout of as much as 2.6 million square feet of commercial uses and 49 million square feet of industrial uses.

The application review process for development within the NAVISP requires either a Conditional Use Permit, a Special Use Permit, or a Site Plan Review Permit. Conditional Use and Special Use Permits are processed pursuant to the standards and requirements of Chapter 9.16 of the Town of Apple Valley Development Code. Site Plan Review Permits are decided upon by the Economic and Community Development Director or their designee. Director decisions are appealable to the Planning Commission, pursuant to Chapter 9.12.250 of the Development Code (NAVISP, p. III-52).

B. General:

The project proposes development of a 1,373,150 square foot, 50-foot tall, warehouse distribution center on approximately 90.15 gross acres of land comprised of two parcels in

northerly Apple Valley. The project includes a warehouse building, with the possibility of up to 206,000 square feet of cold storage, accompanying office units, parking fields, a stormwater retention basin, and associated on and off-site improvements. Building areas would be as calculated below.

C. Building Area Calculations

Building Footprint:	1,346,270 sq ft
Warehouse space:	1,319,390 sq ft
Office space:	53,760 sq. ft. in four corner office units (4% of the building)
Mezzanine level:	26,880 sq ft
Total building square footage:	1,373,150 sq ft
Possible cold storage	potential for up to 206,000 sq ft (up to 15% of the building)

D. Site Analysis and Development Standards Compliance:

The project site is zoned Industrial Specific Plan (I-SP) in the North Apple Valley Industrial Specific Plan (NAVISP). The I-SP zone is intended to support development of well-planned industrial, quasi-industrial and commercial uses within the NAVISP area. Uses may include a wide range of activities including manufacturing, warehousing, ancillary offices and retail.

The project proposes the building for warehousing and distribution of goods. The floor plan depicts an open warehouse with office space units at each corner of the building. Roll-up loading dock doors would be located on the east and west sides of the building. Outdoor furniture, including seating and patio areas for employees, are depicted on the site plan. To date, no user has been identified for the facility.

Development Standard	Area or sub-category	Requirement	Proposed
Building Height		50 feet max.	50 feet
Building Setbacks	Quarry Road	n/a (private route)	n/a
	Dachshund Avenue	25 feet min.	309 feet
	Cordova Road	25 feet min.	397 feet
	East (interior) side yard	0	n/a
Landscaping Setbacks	Quarry Road	n/a (private route)	n/a
	Dachshund Avenue	15 feet min.	69 feet
	Cordova Road	15 feet min.	251 feet
	East (interior) side yard	0	n/a
Lot Coverage	FAR maximum	45% max.	34%
Landscape coverage		10% min.	20.86% (819,323 sq ft)

E. Architecture Analysis:

The building's architecture and design adheres to the standards and guidelines as outlined in the NAVISP. The building displays multiple roof lines with a maximum height of 50 feet. The building would be constructed of concrete tilt-up walls with metal canopies at office entries.

All rooftop mechanical equipment will be screened by a parapet. The color scheme of the building proposes various earthtone shades of brown, cream and taupe, consistent with the earth tone colors of surrounding lands. (Attachment 7, Color and Material Board).

F. Parking Standards Compliance

The Town Development Code requires a parking ratio of one space per each 500 square feet of gross floor area for the first 10,000 square feet of warehouse use and one space per each 1,000 square feet of gross floor area beyond the first 10,000 square feet. The proposed building would be 1,373,150 square feet and therefore, requires a total of 1,383 parking spaces. The project proposes 1,422 parking spaces, therefore providing a surplus of 39 parking spaces. This includes both standard parking and truck/trailer parking spaces.

The minimum number of required accessible parking spaces is determined by the total number of parking spaces provided at the facility, in accordance with the Americans with Disabilities Act. For every 25 spaces in a lot up to 100, one disabled space is required. Between 101 and 200 total spaces, one additional disabled parking spot is required for each 50 spaces. Between 201 to 500 total spaces, one additional disabled parking space is required for each 100 spaces. Between 501 and 1000 spaces, disabled spaces must make up at least two percent of the total number of spaces. Any lot with 1001 or more total spaces must have at least (20) accessible parking spaces. The total number of ADA-compliant accessible parking spaces provided with the project is (28), thus exceeding the requirement.

Parking standards	Square footages	Required	Provided
Parking spaces required: first 10,000 sq ft = 1 per each 500 SF	10,000 SF	20	20
Parking spaces required: greater than 10,000 sq ft = 1 per each 1000 SF	1.363m SF	1,363	1,402
Total parking spaces required	1.373m SF	1,383	1,422
Office parking spaces	53,760 SF (about 4% of gross floor area)	n/a if does not exceed 25% gross floor area	inclusive
Accessible required	Per above notes.	20	28
Trailer stalls provided	n/a	n/a	739

G. Traffic, Circulation and Site Access:

Regional access to the project site is provided from Interstate 15 via Stoddard Wells Road, Johnson Road and Dale Evans Parkway. The project site is bounded by Quarry Road on the north, Dachshund Avenue on the west and Cordova Road on the south. Quarry Road is a private haul route serving the nearby Cemex USA White Mountain Quarry. Cordova Road is a secondary roadway with an anticipated 88-foot right-of-way width. Dachshund Avenue is a local industrial collector street with a 66-foot right-of-way width anticipated per the Town General Plan Circulation map. The project will include “half-width” improvements on both Dachshund and Cordova as they are public rights-of-way, in accordance with the General Plan Street Circulation Element. The project is required to construct the following specific off-site street improvements:

- Improve Cordova Road from Dachshund Avenue to Dale Evans Parkway with 24-foot-wide paving approximately 2,600 linear feet (no curb and gutter).
- Improve Dachshund Avenue from Cordova Road to Johnson Road with 24-foot-wide paving approximately 2,600 linear feet (no curb and gutter).

The project proposes six access points with driveways from Cordova and Dachshund, as follows:

- Two 40-foot-wide truck accessible driveways on Dachshund Avenue in the southwest and northwest quadrants of the site.
- Two 26-foot-wide vehicle-only driveways on Dachshund Avenue in the southwest and northwest quadrants of the site.
- One 50-foot-wide truck-accessible primary driveway on Cordova Road.
- One 26-foot-wide vehicle-only driveway at the southeast corner of the site on Cordova Road.
- No access is to be provided to/from Quarry Road, as that road is a private haul route.

H. Drainage:

The project has been designed and will be conditioned to retain 100 percent of the incremental increase in runoff of a 100-year storm resulting from the project, as required by the Town for all development projects. On-site runoff flows will be intercepted within two drainage grate/storm drain systems within the on-site parking fields. These flows will be conveyed through the project site and into two separate vortex pre-treatment systems which will outlet into a 3.1-acre retention basin located along the southern boundary of the project site along Cordova Road. The retention basin will be approximately 150,000 square feet and approximately four feet deep. It will be designed to accommodate 220,000 cubic feet of storm flow. Treated on-site runoff will flow to the retention basin and infiltrate. Off-site runoff and on-site runoff flows will not co-mingle.

I. Sewer Connection:

The project is required to connect to the Town's sewage collection system. A Sewer Feasibility Study was prepared in conjunction with the project. As part of the project, an existing sanitary sewer force main located in Cordova Road will be extended to Navajo Road and an existing 10-inch line in Navajo Road will be extended southward to Johnson Road, a distance of approximately 4,700 linear feet. A sewer lift station will be installed on the project site, near its south boundary along Cordova Road.

J. Water Supply and Connection:

A Water Supply Assessment was prepared for the project in December 2023. The proposed industrial building will include approximately 1,319,390 square feet of warehouse area, and 53,760 square feet of supporting office space. Projected indoor commercial (office) operational water usage factor is based on the American Water Works Association Research Foundations (AWWARF's) Commercial and Industrial End Uses of Water. The operational water demand factor for the proposed warehouse area is based on the factor of 3.4 gallons per square foot per year provided in the U.S. Energy Information Administration 2012 Commercial Buildings Energy Survey. As shown in Table 26, total indoor commercial and industrial water demand for the project is projected to be 19.5 acre feet per year.

Off-site water mains do not exist on Quarry Road and a portion of Dachshund Avenue fronting the project. An off-site water main exists on a portion of Dachshund Avenue, but it does not meet minimum fire flow requirements. Water mains will thus be extended to provide fire protection and potable water to the project site. The project will extend an existing 16-inch diameter pipeline to the site approximately 2,700 linear feet along Quarry Road and connect to an existing main at Navajo Road. The project will also extend an existing 16-inch diameter pipeline about 2,700 feet from Quarry Road along Dachshund and connect to an

existing main at Cordova Road.

K. Natural Gas:

The project would extend an existing natural gas line in Dachshund Avenue southward from the project site a total distance of approximately 3,000 linear feet and connect to an existing line in Johnson Road.

L. Overhead power lines:

The project would extend overhead power lines along Dale Evans Parkway, easterly approximately 2,700 linear feet to the intersection of Dachshund Avenue and Cordova Road to a proposed electrical vault, where the lines would be undergrounded and extend northerly within Dachshund Avenue, connecting to the southwest corner of the Project site.

M. Impact Fees:

In order to implement the Goals and Objectives of the General Plan of the Town of Apple Valley and to mitigate the impacts caused by new development within the Town, certain public improvement projects must be or were required to be constructed. Town Council determined that development impact fees are needed to finance public improvements and to pay for development's fair share of construction cost of public improvements. Impact fees are paid at the time of building permit issuance. The proposed project will be subject to the following Development Impact Fees.

Development Impact Fee Schedule for industrial uses (per square foot)	
Traffic Impact (High Cube)	\$0.2024
Law Enforcement	\$0.001
Storm Drainage Facilities, Industrial uses	\$0.114
General Government Facilities	\$0.034
Quimby or General Park Fee	\$0.0062
Park Development or Open Space Fee	\$0.0062
Sanitary Sewer Facilities, Industrial Uses	\$0.684
AV Unified School District Fee (pass through)	\$0.54
Fire District, Industrial Uses (pass through)	\$0.09

N. Environmental Assessment/CEQA compliance

State CEQA Guidelines Sections 15162 and 15164 require that a lead agency prepare an Addendum to a previously certified EIR if some changes or additions to the environmental evaluation of a project are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. (See also Pub. Resources Code, § 21166.) Moreover, pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, when an EIR has been certified for a project, the Town shall not require a subsequent or supplemental EIR for the project unless the Town determines that one or more of the following conditions are met:

1. Substantial project changes proposed that would result in new or substantially more severe impacts than disclosed in the previous EIR;
2. Substantial changes in circumstances that would result in new or substantially more

severe impacts than disclosed in the previous EIR; or

3. Significant new information has come to light that shows there will be new or substantially more severe impacts than disclosed in the previous EIR.

If some changes or additions to the previously certified EIR are necessary, but none of the conditions specified above are met, the lead agency shall prepare an Addendum.

Staff has analyzed the project to determine the level of environmental review in conformance with the requirements of the California Environmental Quality Act (CEQA). The Project required preparation of studies relating to air quality, greenhouse gas emissions, biological resources, archaeological resources, geology, hazards and hazardous materials, hydrology and water quality, utilities and service systems, and traffic. All studies evaluated the Project and evidenced that an Addendum to the previously certified 2009 General Plan Environmental Impact Report ("2009 General Plan EIR") is the appropriate CEQA document to evaluate and disclose the Project's impacts.

On August 11, 2009, the Town of Apple Valley Council adopted its 2009 General Plan and certified an EIR analyzing the impacts of the General Plan. (General Plan EIR; SCH No. 2009091077.) The 2009 General Plan EIR, in part, documented potential environmental impacts associated with the buildout in the Planned Industrial (I-P) and Specific Plan (North Apple Valley Industrial Specific Plan [NAVISP]) areas. The Project site is located within the NAVISP, and the Project site is zoned Specific Plan Industrial (SPI). Because the NAVISP is treated as a land use designation in the General Plan, lands within the NAVISP, including the Specific Plan Industrial (SPI) zone assigned to the proposed Project site, were analyzed based on the NAVISP zones in the General Plan EIR. Thus, the proposed Project falls within the scope of the previously certified 2009 General Plan EIR.

An Addendum (attached as Attachment 8 to this Administrative Report) to the 2009 General Plan EIR has been prepared that focuses on the potential environmental impacts associated with the Project that might cause a change in the conclusions of the certified 2009 General Plan EIR, including changes in circumstances or new information of substantial importance that would substantially change those conclusions.

The Addendum (attached as Attachment 8 to this Administrative Report), finds that impacts associated with the project would be equivalent to, or less than, those analyzed in the 2009 General Plan EIR. The Addendum further finds that, in implementing the 2009 General Plan EIR's mitigation measures for site-specific biological resource and cultural resource surveys, that site-specific mitigation measures would reduce impacts to these resource areas to less than significant levels, consistent with the findings of the 2009 General Plan EIR. The Addendum also analyzed project-related traffic impacts and determines that such impacts to the regional circulation system would be consistent with those analyzed in the 2009 General Plan EIR, and that with payment of a fair share contribution to those roadways, the project's impacts associated with traffic and circulation will be mitigated to less than significant levels. For other environmental resource areas studied in the 2009 General Plan EIR, the project has been found to have equivalent, or less impact as those analyzed in the 2009 General Plan EIR, with implementation of the mitigation measures contained in the 2009 General Plan EIR as well as project-specific mitigation identified in the Addendum. The Addendum concluded that the Project would not result in any substantial changes to the certified 2009 General Plan EIR nor was new information of substantial importance found, thus supporting the Town's finding that, consistent with the provisions of State CEQA Guidelines Section 15164, none of the conditions described in State CEQA Guidelines Section 15162 have occurred. No

supplemental or subsequent EIR is required for the Project.

The Town has prepared an updated Mitigation Monitoring and Reporting Program (MMRP) for the Project, which is attached to this Administrative Report as Attachment 9. This updated MMRP includes those mitigation measures from the 2009 General Plan EIR that are applicable to this Project. The updated MMRP also includes those project-specific mitigation measures identified in the Addendum, to mitigate the same significant impacts that were previously disclosed in the 2009 General Plan EIR, and do not themselves create a new significant and unavoidable impact. This updated MMRP will continue to mitigate or lessen any impacts identified by the 2009 General Plan EIR.

Per State CEQA Guidelines Section 15164(c), an Addendum is not circulated for public review. Pursuant to State CEQA Guidelines section 15164(d), the Town must consider the Addendum and updated MMRP together with the 2009 General Plan EIR before making a decision on the Project.

O. Noticing:

A Notice of Pending Land Use Decision was sent by mail to all surrounding property owners within a 700 foot radius of the project site's boundaries on July 9, 2024. The Notice was also posted on the Town Bulletin Board on July 11, 2024. In addition, the Notice, along with the Administrative Staff Report, Conditions of Approval and General Plan EIR Addendum, were uploaded to the Town website, on July 11, 2024.

P. Director Findings

For EIR Addenda, the Community Development Director or their designee must make Findings pursuant to Public Resources Code Section 21166. These Findings must state why a subsequent or supplemental EIR is not required. The Findings, as well as a comment to address each are presented below. The Findings are supported by substantial evidence in the record. The Director does determine and find as follows:

1. State CEQA Guidelines Section 15164 requires lead agencies to prepare an addendum to a previously certified EIR if some changes or additions to the project are necessary, but none of the conditions requiring preparation of a subsequent EIR are present. The Director has reviewed and considered the 2009 General Plan EIR, the Addendum, and the MMRP, and finds that these documents taken together contain a complete and accurate reporting of all potential environmental impacts associated with the project. The Director further finds that the Addendum has been completed in compliance with CEQA and the State CEQA Guidelines. The Director further finds and determines that the Addendum reflects the City's independent judgment.
2. Based on the substantial evidence set forth in the record, including but not limited to the 2009 General Plan EIR, the Addendum, and the MMRP, the Director finds that an Addendum is the appropriate document for disclosing the changes to the 2009 General Plan EIR, and that none of the conditions identified in Public Resources Code section 21166 and State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred, because:
 - a. The Project does not constitute a substantial change that would require major revisions of the 2009 General Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the

- severity of previously identified significant effects.
- b. There is not a substantial change with respect to the circumstances under which the Project will be developed that would require major revisions of the 2009 General Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects.
 - c. New information of substantial importance has not been presented that was not known and could not have been known with the exercise of reasonable diligence at the time the 2009 General Plan EIR was certified or adopted, showing any of the following: (i) that the modifications would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those analyzed previously would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.
3. The Director adopts those mitigation measures identified in the 2009 General Plan EIR applicable to the Project and the mitigation measures identified in the Addendum, and as detailed specifically in the Mitigation Monitoring and Reporting Program (“MMRP”) prepared for the Addendum, attached to the Administrative Report as Attachment 9.
 4. The Director approves and adopts the Addendum, attached hereto as attachment 9.
 5. A Notice of Determination will be filed and posted with State Clearinghouse and the County Clerk within five working days of the Director’s action on the Project.

The 2009 General Plan EIR, the Addendum, and the MMRP, and any other documents and materials that constitute the record of proceedings upon which these findings have been based are on file and available for public review at Town of Apple Valley Planning Division, located at 14955 Dale Evans Parkway, Apple Valley, CA 92307.

Q. Site Plan Review Findings:

As required under Section III (G)(1) of the North Apple Valley Industrial Specific Plan, prior to approval of a Site Plan Review, the Community Development Director or their designee must make specific required “Findings”. The Findings, as well as a comment to address each are presented below. The Findings are supported by substantial evidence in the record.

1. That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the North Apple Valley Industrial Specific Plan, the Development Code, and the development policies and standards of the Town.

Comment: The NAVISP allows warehouse development subject to approval of a Site Plan Review permit. The project site’s zoning designation is Industrial Specific Plan (I-SP) in the North Apple Valley Industrial Specific Plan

(NAVISP). As proposed, the project complies with all applicable design and development standards identified in the Town General Plan Land Use and NAVISP. The project will meet parking, driveway aisle, and landscaping requirements and is designed with an on-site stormwater retention system that will accommodate the required capacity of a 100-year storm.

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.

Comment: The character of the surrounding area has been established by large nearby warehouse developments, including Walmart and Big Lots distribution centers located south of the subject property. The project's size, massing form and scale are consistent with the intent of the NAVISP as well as with the existing visual character in the immediate vicinity, and the overall character envisioned in the NAVISP and General Plan. The proposed project will not result in negative impacts to any natural landforms or scenic views.

3. That the materials, textures and details of the proposed construction are compatible with the adjacent and neighboring structures.

Comment: The proposed project design includes use of concrete tilt up walls with roof line variation and windows that break up the visual bulk and massing of the large building. The building will utilize a color scheme of brown-based desert compatible earthtone colors which are consistent with the Town's desert setting, long-term vision and traditional values. The proposed project will not result in significant negative impact on adjacent and neighboring structures in the area.

4. That quality in architectural design is maintained in order to enhance the visual environment of the Town and protect the economic value of existing structures.

Comment: The building design uses concrete tilt up walls and architectural metal canopies, consistent with the intent of the NAVISP and compatible with surrounding land uses. The project's architectural design will therefore, promote quality architecture within the NAVISP and protect the economic value of existing structures.

5. That there are public facilities, services and utilities available at the appropriate levels or that these shall be installed at the appropriate time to serve the project.

Comment: Water, sanitary sewer, stormwater retention and drainage, communications, electrical and gas utilities and services are either available at the project site, nearby, or are planned to be installed at required capacities by the project proponent in order to accommodate the facility. The project meets Apple Valley Fire District standards for fire lanes, a minimum of two points of access, fire truck turn-around, fire district connectors/post indicators valves, and fire hydrants. The developer is required to pay all applicable Town Development Impact Fees toward construction of all required off-site improvements and will finance and

construct all required on-site improvements to meet minimum requirements. As regards required public right-of-way dedications and improvements, the project is required to construct half-width streets segments for Cordova Road and Dachshund Avenue along its frontages, with minimum 26-foot wide paving to accommodate two-way truck traffic. Further, the Town has adopted a comprehensive Traffic Impact Fee program to fund construction of area traffic improvements and the developer is required to pay all applicable TIF and Development Impact Fees toward construction of improvements and in order to meet transportation circulation level of service standards.

6. That access to the site and internal circulation are safe.

Comment: The project site plan illustrates adequate access for the proposed facility. Site design and proposed conditions of approval require the site to be improved to provide adequate legal and physical access to the site. The development complies with the American with Disabilities Act (ADA) by meeting the requirement for installation of accessible parking spaces with loading areas and 4-foot-wide paths of travel between abutting streets, parking fields and building entrances.

7. That the project is consistent with the uses described in the North Apple Valley Industrial Specific Plan and analyzed in the Apple Valley General Plan and Annexations 2008-001 & 2008-002 Environmental Impact Report (SCH No. 2009091077).

Comment: Based on an Initial Study pursuant to the State Guidelines to implement the California Environmental Quality Act (CEQA), the Town has determined that the project required review under CEQA. The Town has determined that, based on CEQA Guidelines Section 15164, changes or additions to the Apple Valley General Plan and Annexations 2008-001 & 2008-002 Environmental Impact Report (General Plan EIR) are necessary to assure that project impacts are equivalent to or less than those analyzed in that EIR. Conditions described in CEQA Section 15162 are not anticipated to occur. Therefore, an Addendum to the 2009 General Plan Environmental Impact Report was prepared. The Town proposes to approve the Addendum and file a Notice of Determination with the San Bernardino County Clerk.

R. Mitigation Monitoring and Reporting Program (MMRP):

As set forth in the Conditions of Approval, the project is subject to and shall comply with the mitigation measures set forth in the MMRP (Attachment 9, Mitigation Monitoring and Reporting Program).

S. Authority:

Section III(G)(1) of the North Apple Valley Industrial Specific Plan (NAVISP) states, "All uses listed as Permitted in Table III-1, Allowable Uses, shall require the approval of a Site Plan Review (SPR) permit." It further states, "The Director or his designee shall approve, approve with conditions, or deny SPR permits." General warehousing, wholesaling and distribution are listed as Permitted under Table III-1 under the Industrial Specific Plan (I-SP) land use designation. Section II(E)(3) describes the review process, including "provisions for the permitting of projects through an administrative process, called Site Plan Review. Qualifying

projects will be reviewed and approved by the Director of Economic and Community Development or his representative.”

Approved by:

Orlando Acevedo, MBA
Assistant Town Manager

ATTACHMENTS

1. Draft Conditions of Approval
2. Project Vicinity Map
3. Project General Plan Designation
4. Project Zoning District Designation
5. Project Site Plan
6. Building Elevations
7. Color and Material Board
8. 2009 General Plan EIR Addendum (separate PDF document)
9. Mitigation Monitoring and Reporting Program (separate PDF document)

Click the link to find the 2009 General Plan EIR Addendum here:

<https://www.applevalley.org/services/planning-division/environmental>

Attachment 1

CONDITIONS OF APPROVAL, SPR 2023-007 - DRAFT

TOWN OF APPLE VALLEY

Note: Many of the recommended 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

General

- P1. Approval of Site Plan Review No. SPR 2023-007 by the Community Development Director is understood as acknowledgement of the 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.
- P2. The Site Plan Review Permit shall become effective ten (10) calendar days after the date of the decision unless an appeal is filed in accordance with the provisions of the Town Development Code.
- P3. The project shall comply with the provisions of State law and the Town of Apple Valley Development Code and General Plan. The approval, if not exercised, shall expire three (3) years from the date of action of the Director, unless otherwise extended in accordance with the provisions of the Town Development Code.
- P4. An extension application must be filed, and associated fees paid, at least sixty (60) days prior to the Site Plan Review permit expiration date, should the project proponent wish to seek extension.
- P5. The project proponent shall agree to defend at their sole expense (with attorneys approved by the Town) and indemnify the Town against any action brought against the Town, its agents, officers or employees resulting from, or relating to, this Site Plan Review approval. The applicant shall reimburse the Town, its agents, officers or employees for 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 at its own expense in the defense of any such action, but such participation shall not relieve the applicant of the obligations under this condition.
- P6. 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.
- P7. Prior to issuance of a building permit, the project proponent shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Planning Division for inclusion in the case record.

NAVISP compliance

- P8. The project shall conform with all development standards as proscribed in the North Apple Valley Industrial Specific Plan (NAVISP), including those standards applicable within the Industrial Specific Plan (I-SP) zoning designation.

Landscaping and Irrigation

- P9. Final landscape and irrigation plans shall be submitted prior to issuance of a building permit in accordance with Chapter 9.75, "Water Conservation/Landscape Regulations" of the Development Code and in accordance with the North Apple Valley Industrial Specific Plan (NAVISP) Landscape Regulations.
- P10. Landscaping and irrigation shall be installed prior to issuance of occupancy permits subject to approval by the Planning Division. Xeriscape landscaping techniques are encouraged for use in parkway areas, typically to consist of drought tolerant, native type plants, trees and groundcover.
- P11. All required and installed landscaping shall incorporate and maintain a functioning automatic sprinkler system.
- P12. All landscaping shall be maintained in a neat, orderly, disease and weed-free manner at all times.
- P13. 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 and walkways, shall be fully landscaped and maintained in a disease and weed-free manner at all times.
- P14. Detention basins shall be landscaped with native vegetation, subject to review and approval by the Planning Division.
- P15. The landscaping plan shall provide a minimum of one (1) tree of a minimum size of twenty-four (24) inch box for each seven (7) parking spaces, located to visually disrupt long rows of parking spaces, and may be clustered where appropriate.
- P16. Decorative masonry walls, hedges and/or landscape berms, thirty-six to forty-two (36-42) inches high, measured from finished grade of the parking area, shall be used adjacent to public rights-of-way to screen parking fields. Heights of screening walls, hedges and/or berms may be reduced where the parking field is situated below grade. Horizontal and vertical variation in the design of the screening walls is required where the length of such wall exceeds forty (40) linear feet, subject to Planning Staff approval.
- P17. The project proponent shall annex into a Landscape Assessment Management District to maintain landscaping, lighting, and any retention or detention basins.

Screening, Fencing and Walls

- P18. If the project is adjacent to existing development, a fence/wall plan shall be submitted with the civil and landscape/irrigation plans identifying how new fencing or walls will relate to existing fences or walls located around the perimeter of the project site. The project proponent shall be required to collaborate with adjacent property owners to provide new fencing/walls and remove existing

fence/walls, at the project proponent's expense. Double fencing shall not be permitted.

- P19. Prior to issuance of a grading permit, the project proponent shall submit detailed plans showing all proposed walls and fencing, subject to approval by the Planning Division.
- P20. Loading dock doors shall be screened from public rights-of-way and any adjacent or nearby residential uses or zoning districts by the use of wing walls, screening walls, landscaping or any combination thereof, as approved by the Planning Division.
- P21. All proposed walls shall be constructed of decorative slump stone, split face, or other decorative material that is compatible with the architecture of the primary building. Such walls shall incorporate appropriate decorative enhancements such as caps or pilasters.
- P22. All proposed fencing adjacent to streets shall be constructed of decorative materials such as wrought iron. Such fencing shall incorporate appropriate decorative enhancements.
- P23. No roof-mounted equipment shall be placed on the building unless screened as an integral part of the architecture and as specifically approved by the Planning Division (except for solar collection panels).
- P24. Access to the building roof shall be provided from the interior of the building or screened from view from any public street or public parking area. If roof access is on the exterior of the building, security shall be provided to prevent unauthorized access.

Signage

- P25. All identification signs shall have a separate permit and are subject to final approval by the Planning Division.

Parking

- P26. All parking requirements shall be met and be in compliance with Town standards.
- P27. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines.
- P28. Required parking spaces shall be provided for handicapped persons in accordance with Title 24 of the California Administrative Code and all applicable Town Development Code standards. Handicapped-accessible parking spaces shall be located as close as practical to facility entrances. Each space must be provided with access ramps and clearly marked in accordance with Title 24 of the California Administrative Code.

Trash enclosures

- P29. Trash enclosures shall be designed and installed consistent with Chapter 9.46.080 of the Development Code and all other applicable Town Standards.

P30. Trash enclosures shall reflect the architectural design (trellis canopy or other similar feature) of the approved project, subject to review and approval by the Planning Division.

Construction-related

- P31. Construction activities shall not impede traffic flow or required accessible paths of travel.
- P32. The site shall be maintained clean, sanitary, and free of litter and any other undesirable debris or materials and shall be cleaned of loose debris on a daily basis.
- P33. Prior to approval of a building permit for the project, the following agencies shall provide written verification to the Planning Division that all conditions of approval and applicable regulations have been met:
- Apple Valley Fire Protection District
 - Apple Valley Public Works Division
 - Apple Valley Engineering Division
 - Apple Valley Planning Division
 - Liberty Utilities
 - Mojave Desert Air Quality Management District

Site Lighting and Photometrics

- P34. Light standard models shall be selected and painted to blend architecturally with buildings, pedestrian areas and other hardscape elements.
- P35. Lighting fixtures shall 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.
- P36. Parking lot lighting shall conform to all requirements of the Town Development Code and Uniform Building Code.
- P37. Construction plans for a building permit application shall include a photometric plan showing the installation of lighting fixtures and lighting levels to be reviewed and approved by the Planning Division. The photometric plan shall include point-by-point lighting levels in foot-candles for the entire plot and ten feet beyond the project property lines. The point-by-point photometric plan shall provide lighting levels on a grid not to exceed five feet by five feet across the entire site. Each point shall report the illuminance to the nearest 0.1 foot-candle. Photometric calculations including maximum foot-candles, average foot-candles, minimum foot-candles, average to minimum uniformity, and maximum to minimum uniformity shall be included on the plan. Fixture and standard specifications and details shall be provided on the plan.
- P38. The project proponent shall annex into a Landscape Assessment Management District to maintain landscaping, lighting, and any retention or detention basins.

Architectural

- P39. Building renderings as approved by the Director shall be the anticipated and expected appearance of the structure upon completion.
- P40. The Community Development Director or their designee shall have the authority to

approve minor architectural changes on items such as window treatments, color combinations, facade 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 Director for consideration under a Site Plan Review Permit Revision.

Grading, Drainage and Utilities

- P41. A copy of the final grading plan shall be submitted to the Planning Division for review and approval.
- P42. All on-site cut and fill slopes shall be contour-graded to blend with existing natural contours.
- P43. The project proponent shall annex into a Landscape Assessment Management District to maintain landscaping, lighting, and any retention or detention basin.

Lot Merger

- P44. Any required lot merger or other parcel line changes shall be processed administratively prior to issuance of a grading permit

General Environmental & Regulatory

- ER1. Pursuant to AVMC § 8.19.020(a) et seq., the construction contractor shall complete and submit a Waste Management Plan (“WMP”), on a form approved by the Town for this purpose as part of the application packet for building permit.
- ER2. Pursuant to AVMC § 8.19.050 and the California Green Code, the construction contractor shall submit documentation verifying that the project has met the diversion requirement prior to issuance of any Certificate of Occupancy. The diversion requirement shall be at least sixty five percent (65%) of the total construction debris generated by the project via reuse or recycling.
- ER3. Trash and recycling enclosures shall be constructed to accommodate separated trash, recyclable material, and organic waste containers, appropriately sized to handle the estimated waste to be generated on-site, coupled with appropriate service frequency. Recyclable and organic waste containers are currently minimum 60-gallon barrels. Contact Burrtec Waste Industries at (760)245-8607 for further information.
- ER4. Development of the project site is subject to the Town’s Interim Local Policy and Procedures on the Western Joshua Tree published July 21, 2021 or amendment thereof.

California Environmental Quality Act EIR Addendum Mitigation Measures

- CEQA1. All mitigation measures identified in the Addendum to the 2009 General Plan EIR Mitigation Monitoring and Reporting Program are hereby adopted by reference, and shall be implemented as Conditions of Approval and made a part of this project.

ENGINEERING DIVISION

- EC1. Prior to issuance of a grading permit, 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 sit-developed flow to 90 percent of the pre-development flow for a 100-year design storm. (Town Resolution 2000-50; Development Code 9.28.050.C, 9.28.100)
- EC2. A final grading plan shall be submitted to the Town Engineer prior to issuance of a grading permit for review and approval. 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.
- EC3. A 44-ft wide half-width road dedication adjacent to the property for Cordova Road shall be granted to the Town of Apple Valley prior to Issuance of Grading Permit.
- EC4. A 44-ft wide half-width road dedication adjacent to the property for Dachshund Avenue shall be granted to the Town of Apple Valley prior to Issuance of Grading Permit. If Dachshund Avenue is changed from a Secondary Road to a local industrial road on the Town's General Plan Circulation Element, the project's right-of-way and road construction requirements may be updated to the current Circulation Element standards without additional Director review and approval.
- EC5. A 44-ft wide half-width road dedication adjacent to the property for Quarry Road shall be granted to the Town of Apple Valley prior to Issuance of Grading Permit. If Quarry Road, currently a Secondary Road on the Town's General Plan Circulation Element, is eliminated from the circulation element, the project's right-of-way and road construction requirements may be updated to the current Circulation Element standards without additional Director review and approval.
- EC6. Street improvement plans shall be submitted to the Town Engineer for review and approval.
- EC7. All streets abutting the development shall be improved a minimum half-width of 28 feet with curb, gutter on the development side.
- EC8. Paved access shall be provided on Dachshund Ave to the project from Johnson Road and on Cordova Road from Dale Evans Parkway per the Traffic Analysis. All access roads shall be a minimum 26' wide A.C. pavement with 5' wide graded shoulders, per the Town's access road standards.
- EC9. Cordova Road adjacent to the property shall be improved to the Town's half-width Secondary Road standards.
- EC10. Dachshund Avenue adjacent to the property shall be improved to the Town's half-width Secondary Road standards. See EC4.
- EC11. Quarry Road adjacent to the property shall be improved to the Town's half-width Secondary Road standards. See EC5.

- EC12. During the grading of the roads, soils testing of the road subgrades by a qualified soils engineering firm shall be performed to determine appropriate structural road section. Minimum asphalt concrete thickness for all streets shall be 0.33 ft.
- EC13. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC14. 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.
- EC15. Utility lines shall be placed underground in accordance with the requirements of the Town.
- EC16. The developer shall make a good faith effort to acquire the required off-site property interests, and if he or she should fail to do so, the developer shall at least 120 days prior to submittal of the final map for approval, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as the Town acquires the property interests required for the improvements. Such agreement shall provide for payment by the developer of all costs incurred by Town to acquire the off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the Town prior to commencement of the appraisal. Additional security may be required as recommended by the Town Engineer and Town Attorney.
- EC17. Traffic impact fees adopted by the Town shall be paid by the developer.
- EC18. Any developer fees including but not limited to drainage fees shall be paid by the developer as per Town enactment.
- EC19. Any required street striping shall be thermoplastic as approved by the Town Engineer.
- EC20. Retention/detention basins greater than 1 acre in size shall not be greater than 8 feet in depth (unless otherwise approved by the Planning Commission). The sides of any retention/detention basins shall be 4:1 or flatter slopes.
- EC21. Retention basin/drainage channel shall also include Town Standard two-stage dry wells or other approved system to help facilitate the rapid removal of storm water.
- EC22. A Storm Water Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination System (NPDES) shall be required.
- EC23. At the intersection of I-15 NB Ramps/Outer Highway 15 & Stoddard Wells Rd, the Developer shall pay a fair share contribution towards the widening of the southbound approach to add an exclusive southbound left-turn lane on the I-15 Northbound off-ramp and convert the intersection from a side-street stop-controlled intersection to an all-way stop controlled intersection, prior to final occupancy.
- EC24. All additional traffic mitigation measure included "Section. 1.5 Recommendations" and in Section 5.1 "Roadway Improvements" and listed on Table 7-1 "Fair Share Calculations" in the "Cordova Road Logistics Facility Traffic Study," prepared by Urban Crossroads shall be required prior to final occupancy.

PARK DISTRICT

- PR1. This project is subject to applicable Quimby Fees as determined by the Town. Quimby Fees shall be collected at time of issuance of building permit and shall be the fee adopted by the Town Council at the time of permit issuance.

PUBLIC WORKS

- PW1. Submit a sewer feasibility study for review to the Town of Apple Valley Public Works Department to demonstrate where you plan to extend the sewer from to provide sewer service to this project.
- PW2. 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.
- PW3. Sewer connection fees are required.
- PW4. Submit mylars along with three sets of approved plans upon completion of plan check. In addition, the plans must be provided in an electronic format of the Town's choosing. These requirements are the same for the approved plans as the As-Built plans.

BUILDING AND SAFETY

- BC1. Grading and drainage plans including a soils report must be submitted to and approved by the Building Department and Engineering Department prior to grading permit issuance.
- BC2. Submit plans, engineering and obtain permits for all structures, retaining walls, signs
- BC3. A pre-construction permit and inspection are required prior to any land disturbing activity to verify requirements for erosion control, flood hazard native plant protection and desert tortoise habitat.
- BC4. A Notice of Intent (NOI) and a Storm Water Prevention Plan (SWPP) must be submitted to and approved by the Engineering and Building Departments prior to issuance of a grading permit and or any land disturbance.
- BC5. All utilities shall be placed underground in compliance with Town Ordinance No.89.
- BC6. All cross lot drainage requires easements and may require improvements at the time of development.
- BC7. Comply with State of California Disability Access requirements.
- BC8. A pre-grading meeting is required prior to beginning any land disturbance. This meeting shall include the Building Inspector, General Contractor, Grading Contractor, soils technician and any other parties required to be present during the grading process such as Biologist, Paleontologist.
- BC9. Dust palliative or hydro seed will be required on those portions of the site graded but not constructed (phased construction)

- BC10. Page two of the submitted building plans will be the conditions of approval.
- BC11. Construction must comply with 2022 California Building Codes
- BC12. Best Managements Practices (BMP's) are required for the site during construction.
- BC13. Provide Water Quality Management Plan (WQMP) or Alternative Compliance Plan.

FIRE PROTECTION DISTRICT

- FP1. 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 requirement.
- FP2. All new construction shall comply with applicable sections of the California Fire 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.
- FP3. 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.
- FP4. Prior to combustible construction, the development, and each phase thereof, shall have two points of paved access for fire and other emergency equipment, and for routes of escape which will safely handle evacuations. Each of these points of access shall provide an independent route into the area in which the development is located.
- FP5. Fire lanes shall be provided with a minimum width of twenty-six (26) feet, maintained, and identified in the parking areas.
- FP6. Fire lanes shall be provided with a minimum width of thirty-six (36) feet, maintained, and identified in and throughout the facility per Apple Valley Fire Protection District Ordinance 59.
- FP7. A turnaround shall be required at the end of each roadway one hundred fifty (150) feet or more in length and shall be approved by the Fire District. Cul-de-sac length shall not exceed one thousand (1,000) feet.
- Turning radius on all roads within the facility shall not be less than 21 feet inside and minimum of 41 feet outside turning radius with no parking on street, or 47 feet with parking. Road grades shall not exceed twelve percent (12%) unless approved by the Chief per Apple Valley Fire Protection District Ordinance 59.
- FP8. Plans for fire protection systems designed to meet the fire flow requirements specified in the Conditions of Approval for this project shall be submitted to and approved by the Apple Valley Fire Protection District and water purveyor prior to the installation of said systems per Apple Valley Fire Protection District, Ordinance 59.
- A. Unless otherwise approved by the Fire Chief, on-site fire protection water systems shall be designed to be looped and fed from two (2) remote points.

B. System Standards:

Fire Flow	4,000 GPM @ 20 psi Residual pressure
Duration	4 hours
Hydrant Spacing	330 feet

Fire Flow is determined by the type of construction.

- FP9. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.
Commercial and industrial developments shall have street addresses and location approved by the Fire District.
Where the building setback exceeds 200 feet from the roadway, additional non-illuminated contrasting (18) inch numbers shall be displayed at the property entrance. When these developments have rear doors of each unit, the unit number shall be a minimum of 6 inches and shall contrast with their background, per Apple Valley Fire Protection District, Ordinance 59.
- FP10. A letter shall be furnished to the Fire District from the water purveyor stating that the required fire flow for the project can be met prior to the Formal Development Review Committee meeting.
- FP11. Prior to issuance of building permit, the developer shall pay all applicable fees as identified in the Apple Valley Fire Protection District Ordinance.
- FP12. A Knox Box Rapid Entry System shall be required for this project, per Apple Valley Fire Protection District Ordinance 59

MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT

- MD1. Prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project.
- MD2. Signage compliant with Rule 403 Attachment B shall be erected at each project site entrance not later than the commencement of construction.
- MD3. Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.
- MD4. All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.
- MD5. All maintenance and access vehicular roads and parking areas shall be stabilized

with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

- MD6. Obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to: Internal Combustion Engines with a manufacture's maximum continuous rating greater than 50 brake horsepower.

SOUTHWEST GAS

- SW1. Gas main distribution lines are a distance away. Review needs to take place to determine approach/time/feasibility/cost. Time required varies by project and can be estimated once the request is made by the customer and review is completed. For projects that require system improvement it can be a year or longer.
- SW2. As soon as possible, please contact the Southwest Gas Energy Solutions department at scaes@swgas.com for more information.
- SW3. Refer to the Southwest Gas Information Required Design letter for initial information that is required from the customer.

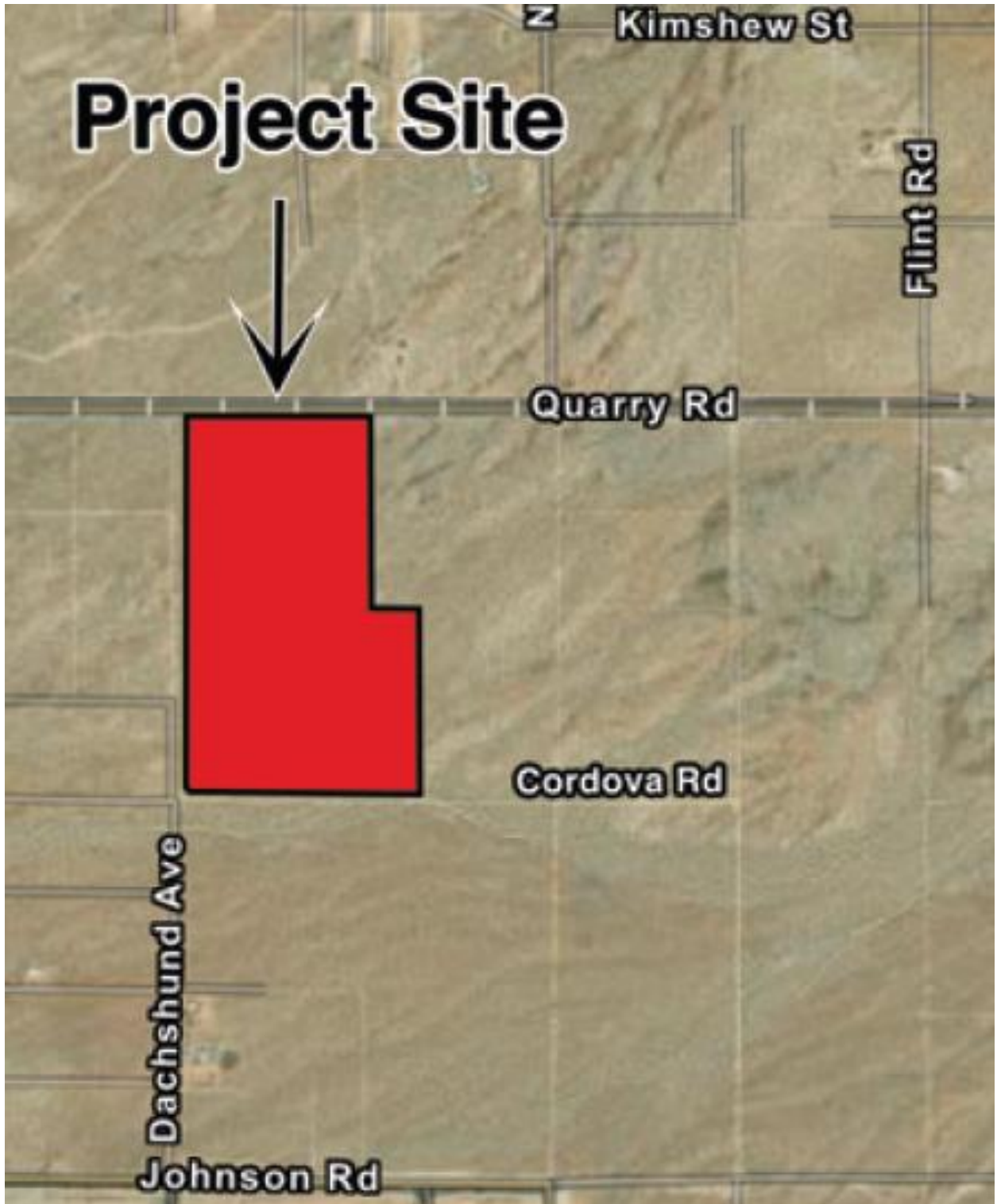
LIBERTY UTILITIES

- LU1. Offsite water mains do not exist on Central Road fronting this development.
- LU2. Water mains must be extended to provide fire protection for this development in accordance with Apple Valley Fire Protection District's conditions.
- LU3. Water main extension contract between the developer and Liberty Apple Valley is required and must comply with Rule 15 of the California Public Utilities Commission. Subject to the terms of the contract, the cost of facilities installed as advances will be reimbursed to the developer at 2.5 percent per year for 40 years with no interest. Extend minimum 16" diameter pipeline approximately 2,700 feet along Central Road and about 2,650 feet along Johnson Road to the west connecting to an existing main at Somis Avenue and Johnson Road.
- LU4. Offsite fire hydrants are required to be located in accordance with Apple Valley Fire Protection District's requirements and installed per Liberty Apple Valley standard drawings.
- LU5. Fire hydrants required onsite will be installed in accordance with Apple Valley Fire Protection District's requirements.
- LU6. Fire service lines are required for this development and will be installed in accordance with Apple Valley Fire Protection District's conditions and must comply with Rule 16 of the California Public Utilities Commission. Approved and tested customer owned backflow protection devices are required.
- LU7. The water lines and appurtenances required are to be installed in accordance with Liberty Apple Valley standards and specifications.

- LU8. Water facilities need to be installed in dedicated public Rights-of-Ways and/or public utility easements and need to be identified and shown on the water improvement plans. These dedications and/or easements are needed to install, maintain, repair, connect, operate and inspect the proposed water facilities with unobstructed vehicular access.
- LU9. Domestic service lines will be installed from the proposed water main to the street right-of-way line that fronts this development. Approved and tested customer owned backflow protection device is required.
- LU10. Supply Facility Fee is required, which will fund development of new wells. This fee will be collected on a per meter basis, which is presently at a rate of \$1,030 per 5/8" equivalent meter.
- LU11. Supplemental Water Acquisition Fee is also required in order for Liberty to have the water rights to provide water to this project. This is a one-time charge that is subject to change, to be determined at the time of construction. Presently, this fee is \$5,665 per residential lot or equivalent average residential water use.

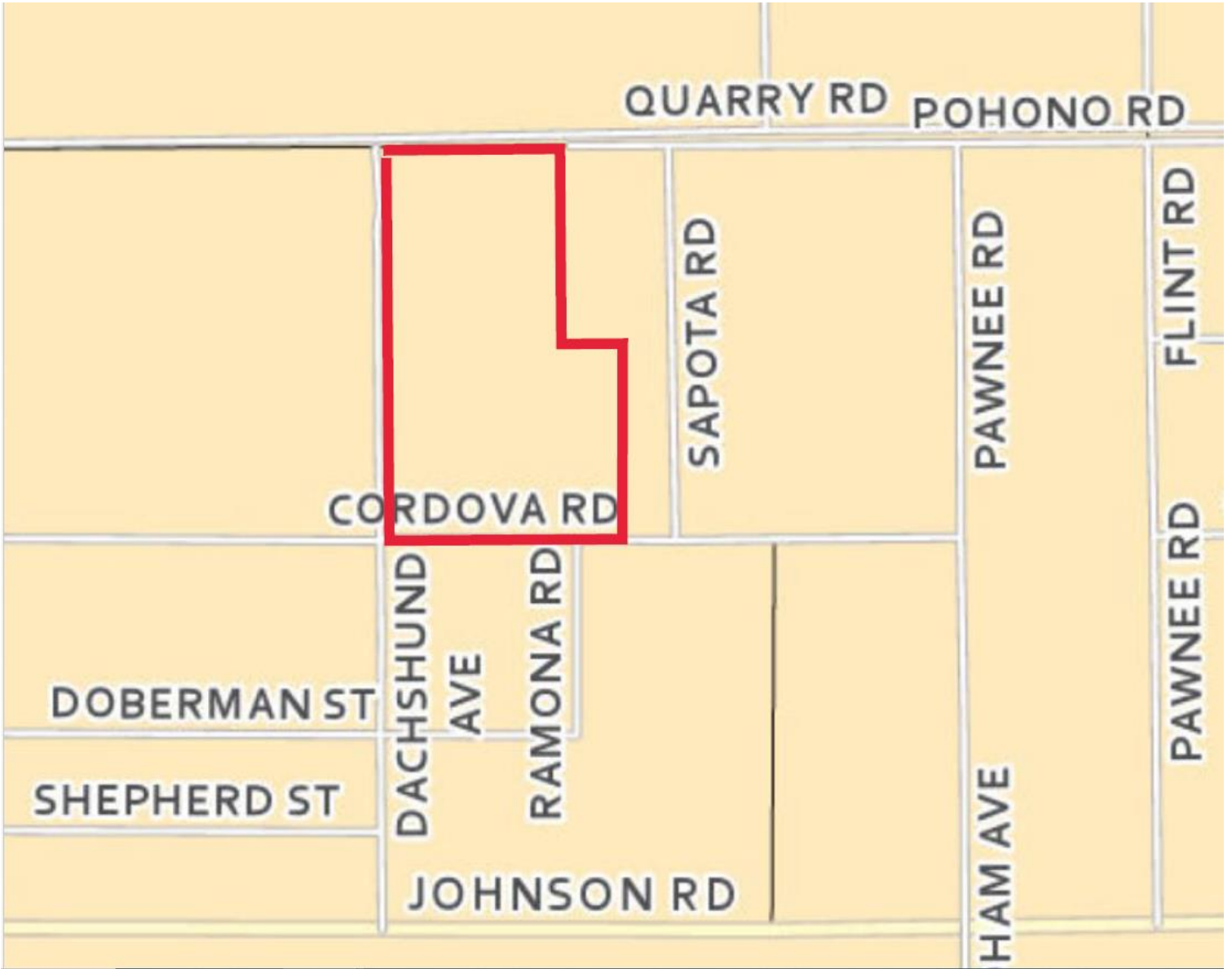
END OF CONDITIONS

Attachment 2:
Project Vicinity Map




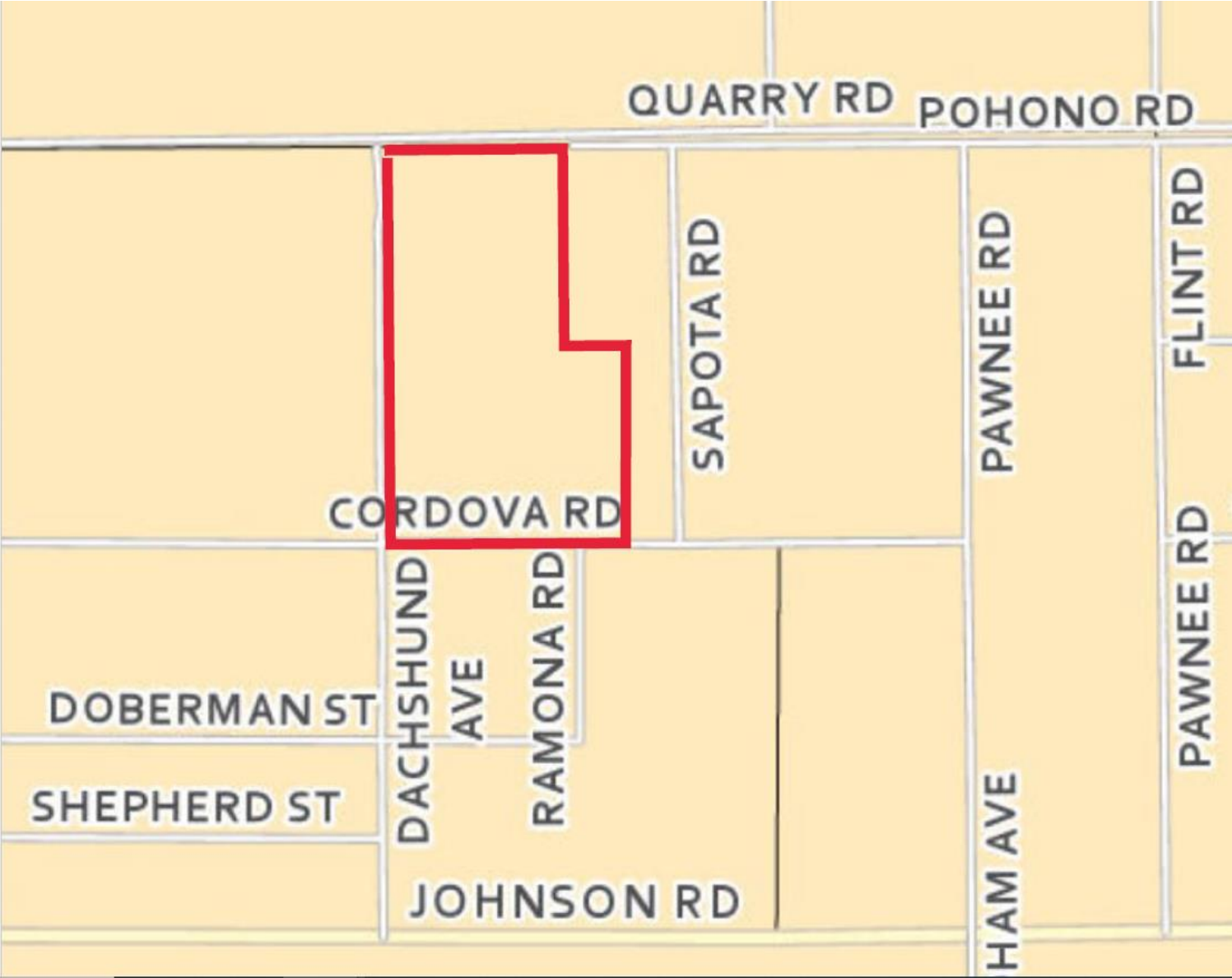
**Attachment 3:
Project General Plan Land Use Map Designation**

 Specific Plan (SP)

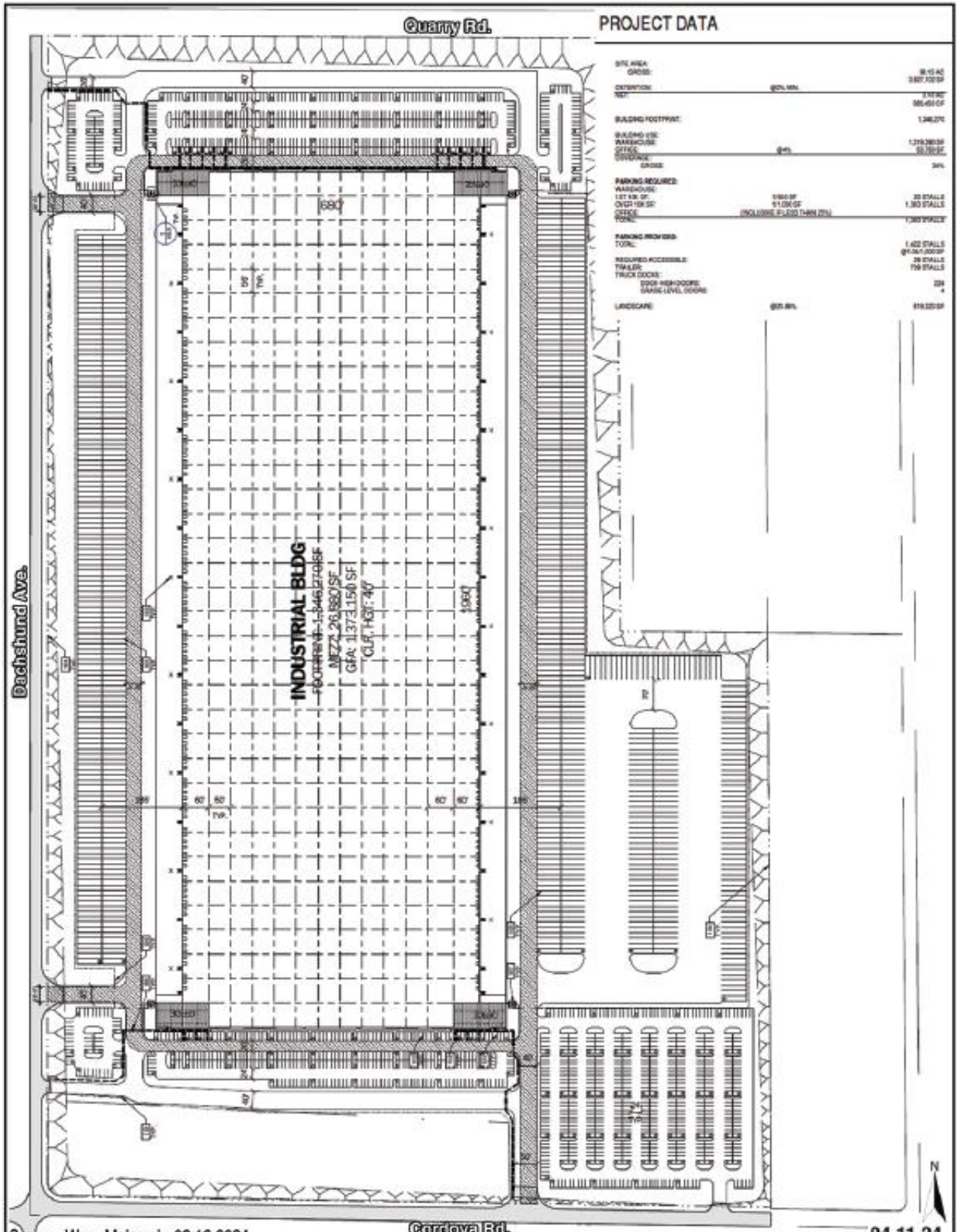


**Attachment 4:
Project Zoning Map Designation**

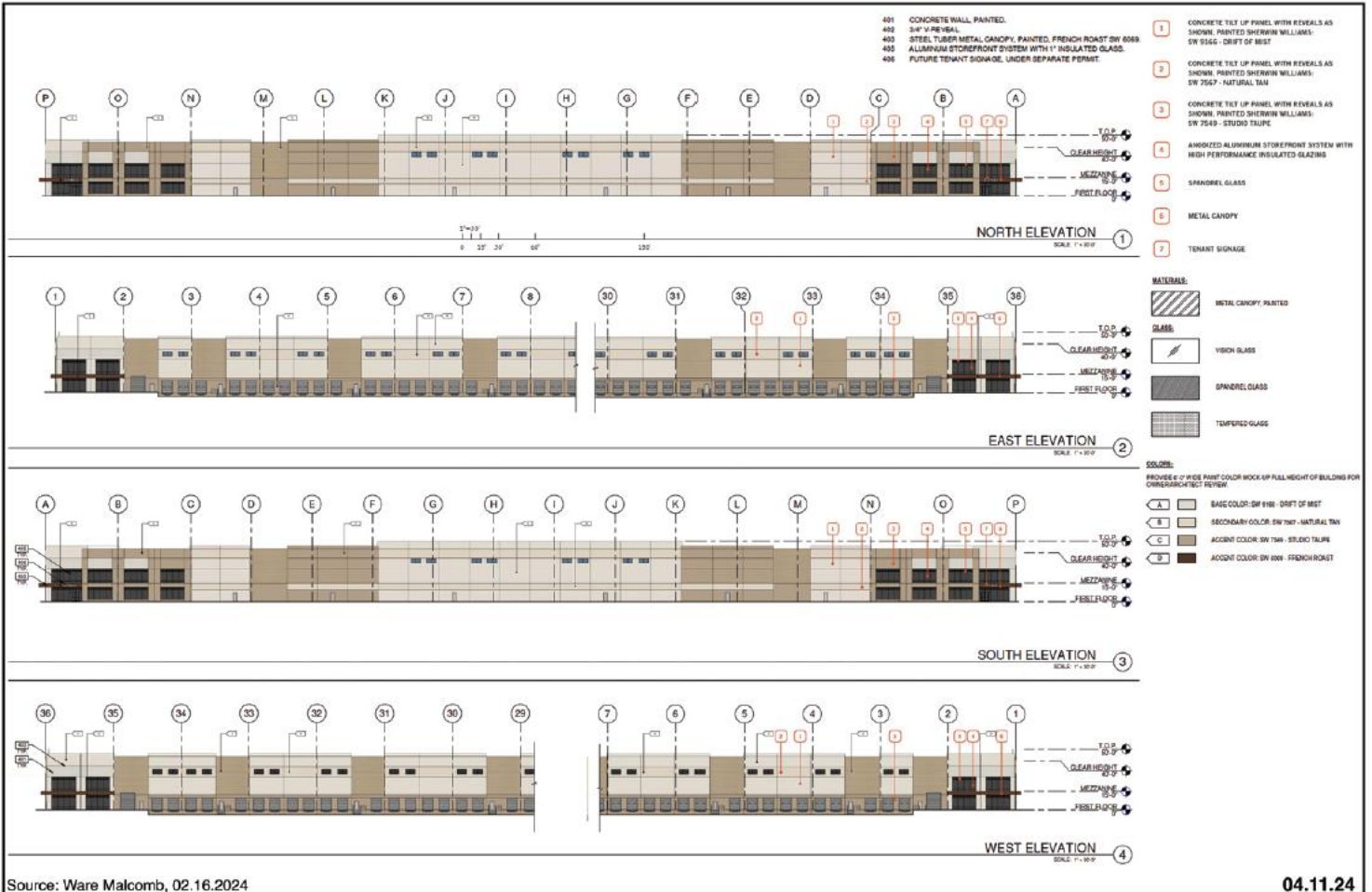
 (SP) Specific Plan



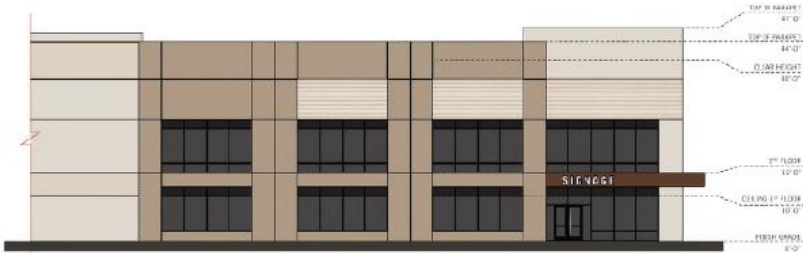
Attachment 5: Site Plan



Attachment 6: Building Elevations



Attachment 7 Color and Materials Board



1 FIDON GLASS
YIFRO - SULLARDAN 50 (2) CLEAR - CLEAR



2 MULLION
DAER BROWN



CONCEPTUAL RENDERING



3 EXTERIOR PAINT
SW 9156 ORBIT OF LIGHT



4 EXTERIOR PAINT
SW 7107 FANTASY TALE



5 EXTERIOR PAINT
SW 7545 STUDIO TAUPÉ



6 ACM PANEL
CELLON SW6056 FRENCH ROSE