



**DATE:** May 21, 2025

**CASE NUMBER:** Site Plan Review 2024-004 & Special Use Permit 2024-010

**APPLICANT:** Marvin Venegas

**PROPOSAL:** Site Plan Review and Special Use Permit to construct a 4,960 SF commercial truck maintenance shop and 1.6-acre outdoor trailer storage facility on a 2.9-acre site in the NAVISP area.

**LOCATION:** Northeast corner of Waalew and Comanche Roads (APN: 0463-396-09)

**ENVIRONMENTAL DETERMINATION:** The project is exempt from further environmental review pursuant to CEQA Guidelines Sec. 15303, Class 3 Categorical Exemption.

**CASE PLANNER:** Rick Hirsch, Contract Planner

**RECOMMENDATION:** Approval with Conditions

**PROJECT SITE SETTING**

The 2.9-acre project site consists of vacant, undeveloped land located at the northeast corner of Waalew and Comanche Roads. The site appears typical of High Desert landscapes. It is relatively flat, sloping gently downward toward the southwest. There are no significant environmental features on the site. On-site vegetation consists mainly of moderate amounts of desert brush, annual weeds and grasses. An existing utility meter is located at the southwest corner, along with a "for sale" sign. Utility poles run along the western property line. The site exhibits very little other evidence of human disturbance. The site is within the North Apple Valley Industrial Specific Plan (NAVISP)(See Attachment 1).

**LAND USE DESIGNATIONS AND USES**

Area	General Plan designation	Zoning designations	NAVISP Land Use designations	Existing Land Uses
Project Site	Specific Plan	Specific Plan	I-SP, Specific Plan Industrial	Vacant
North	Specific Plan	Specific Plan	I-SP, Specific Plan Industrial	Vacant residential compound w/tennis court to northwest



East	Specific Plan	Specific Plan	I-SP, Specific Plan Industrial	Vacant
West	Specific Plan	Specific Plan	I-SP, Specific Plan Industrial	Vacant
South	SF Residential (R-SF)	“R-EQ”, Equestrian Residential	Outside of NAVISP area	Vacant

The project site is not within either “Airport Influence Area” as depicted on the General Plan Airports Exhibit or in the Airport Land Use Compatibility Plan.

**NAVISP HISTORY**

In 2006, the Town approved the North Apple Valley Industrial Specific Plan (NAVISP) with the stated intent of guiding future development. The area is generally bounded by Dale Evans Parkway on the west, Quarry Road on the north, Central Road on the east, and Waalew Road on the south. The NAVISP has been amended six times since original adoption. Amendment No. 1 in 2006 absorbed 163 acres into the area. Amendment No. 5 in 2012 absorbed the 1,120-acre 2008 “Northeast Industrial Area” land annexation into the NAVISP. The other four NAVISP Amendments were text-only changes. As a result of the two area absorptions, the NAVISP currently encompasses about 6,221 acres. It is estimated that the NAVISP has 3.4 million SF of constructed industrial uses. Full buildout envisions up to 2.6 million SF of commercial and up to 49 million SF of industrial.

**PROJECT DESCRIPTION**

The project proposes construction of a 4,960 square foot truck repair and maintenance shop on the southwest part of the site and a 1.6-acre asphalt-covered commercial trailer storage yard on the north half of the site. A 15-vehicle parking lot with standard 19’ x 9’ spaces would be located at the southeast corner, along with a 12’ x 15’ covered trash enclosure between the parking lot and truck storage area. A pad would be graded out to accommodate a potential future 1,020 square foot modular office building between the parking lot and shop. The site would be accessed by driveways from both Waalew and Comanche Roads, including a 26’ wide gated driveway with concrete apron to the parking lot and shop off Waalew Road and a 40’ wide gated driveway with concrete apron to the trailer yard from Comanche Road. A gated 4’-wide concrete pedestrian walkway would be installed between Waalew and the shop building entrance.

Three-foot, six inch (3’6”) decorative, tan-colored concrete masonry walls topped with two-deet, 6 inch (2’ - 6”) wrought iron railings (for total fence height of six feet) would be constructed along both street frontages. Eight-foot (8’) concrete masonry walls would be installed on the rear (northern) and interior side (eastern) property lines. This fencing would provide security and screening. The project proposes 8,300 square feet of landscaping consisting of a variety of hardy native, drought-resistant shrubs, 24” box trees



selected from the NAVISP approved plant lists and decorative boulders, river rock and gravel along Waalew and Comanche. A low-water irrigation system consisting of auto-controlled drip emitters would be installed.

Stormwater flows would be captured by a v-channel running diagonally across the site from northeast to southwest where it would outflow into a 13,696 cubic foot underground detention chamber at the west property line, north of the shop. A 6,100 cubic foot landscaped retention basin would be installed at the southwest corner. Site lighting would consist of one wall pack at the building entrance and two wall packs on the north wall, all “night sky compliant”. Signage, including a future monument sign at the corner of Comanche and Waalew, would be under separate sign permit application (see Attachment 2).

**ANALYSIS**

**A. Proposed Uses**

NAVISP Use Table III-1, Allowable Uses, Section G.1, allows “Vehicle fleet storage” as a permitted use in the I-SP designation. The proposed outdoor trailer storage yard is covered under this use, which is not specific to indoor or outdoor, and does not have any footnotes or additional conditions. Subsections H.2.c and d of the Use Table specify a Special Use Permit is required for “Major repairs, including engine work, painting, body work, and upholstery (indoor only with no storage)” and also for “Minor repairs, including smog check, tune-ups, tires, brakes, batteries, mufflers (indoor only with no storage)”.

**B. Development Standards**

The project complies with all Town development standards as follows:

Requirement category	Sub-category	Requirement	Proposed condition
Lot Size	n/a	2 acres min.	2.9 acres
Lot Width	n/a	100 ft min	312 ft
Lot Depth	n/a	100 ft min	403 ft
Building Setbacks	Front (Waalew)	25 ft min	75 ft
	Side (Comanche)	25 ft min	25 ft
	Side (interior)	0	163 ft
	Rear	15 ft min	~290 ft
Landscape Setbacks	Front (Waalew)	15 ft min	75 ft
	Side (Comanche)	15 ft min	25 ft
	Side (interior)	0	0
	Rear	0	0
Building Height	n/a	50 ft max	22 ft



Bldg Coverage	n/a	45% max	3.9% of site
Fence/wall height	Along street frontages	6' (3 ½ foot solid)	6' total with 3 1/2 ft solid and 2 ½ ft wrought iron above
	Interior perimeters	8'	8'
Parking	Overall	11	15 spaces
	ADA compliant	1	1 space

**C. Architecture and Site Design**

The building’s architecture is minimalist in nature, with some variation in materials and colors to provide visual interest. The building would be clad in decorative concrete masonry “Borrego” and “Tuscany-style” variegated blocks to provide texture on all facades. The applicant has worked with Staff and made architectural changes to the building to ensure that it meets the architectural design intent of the NAVISP. Four 12’ x 14’ matte grey metal roll-up doors would be located along the north elevation, thus minimizing their visual impact from surrounding roadways on the west and south. The building depicts two windows at the southeast corner of the building, to provide natural light to the building’s office area as well as clerestory windows along the south and west elevations. Two 24” square columns, covered in a “Corten weathering patina” style flat metal cladding would be located at the building’s front entrance, providing visual accents to the entrance. Proposed material and color details are provided in the attached materials board. The building has a gradually sloping roof and includes a parapet varying between 1-3 feet above the roof deck for total structure height ranging from 20-22 feet. No rooftop equipment is proposed (see Attachment 3).

**D. Traffic circulation**

Circulation is designed to provide safe and efficient access to and from the site. Both abutting street segments would be designed per Town Engineering standards, including:

- *Waalew Road*: A 52-foot-wide half-width dedication abutting the site and improvement to the Town's half-width “Major Road” standards (plus 6 additional feet), including curb, gutter and 4-foot sidewalk abutting the site.
- *Comanche Road*: A 33-foot-wide half-width dedication abutting the site improvement to the Town's half-width “Commercial-Industrial Collector” standards (plus 6 additional feet), with curb, gutter and 4’ sidewalk, abutting site.

**E. Drainage**

The project is required retain drainage flows occurring from a 100-year storm onsite by a combination of detention/retention basins, dry-wells, with systems for receiving and conducting off-site and on-site tributary flows around or through the site so downstream properties are not impacted. The project proposes a 13,696 cubic foot StormTech



retention and filtration system in the north part of the site and a 6,100 cubic foot retention basin in the southwest part of the site that would also serve dual use as a landscaped area. A final drainage plan is required to be submitted for review and approval by the Town Engineer before issuance of a grading permit.

#### F. Sewer and Water

The project is required to connect to the Town's wastewater sewer system. An existing 15-inch line is located in Comanche Road running along the western property line of the site. The project will be required to connect to this line via a new 6" lateral line. The project is also required to connect and pay for installation and connection of water lines. There are existing mains in Waalew Road (8") and Taos Road (14"), north of the site. The project is required to connect to both mains to establish a looped system. Liberty Utilities will install water lines from the mains to the project site and will place a meter.

#### G. Landscaping

The project proposes 8,358 SF of landscaping, including extensive perimeter landscaping along both street frontages, consisting of a variety of xeriscape ("waterwise") native and drought-tolerant trees, shrubs, smaller plants, groundcover, river rock and boulders.

### **ENVIRONMENTAL**

The project qualifies for a Class 3 Categorical Exemption, pursuant to CEQA Guidelines Section 15303, regarding construction of small, new buildings or facilities that may be exempted due to limited size and impact. A Form D Notice of Exemption will be filed with the State Clearinghouse and County Clerk following a project decision (see Attachment 4).

### **PUBLIC NOTICING**

On May 10, 2025, a "Notice of Pending Land Use Decision" was mailed to all properties within 300 feet of the project site boundaries, was posted on the Town Hall Kiosk Bulletin Board, uploaded to the Town website and sent via email to all affected and service-providing agencies.

### **RECOMMENDATION**

Staff recommends that the acting Economic and Community Development Director deem the project categorically exempt per CEQA Guidelines Section 15303 and direct Staff to file a Notice of Exemption. Staff also recommend that the Director approve Site Plan Review No. 2024-004 and Special Use Permit No. 2024-010, with Conditions of Approval as attached, including Condition P9 reflecting the requirement to correct the perimeter wall Code discrepancies prior to issuance of a building permit.



## Draft **Administrative Report**

### **Prepared by:**

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Rick Hirsch, Planning Consultant  
Town of Apple Valley

### **ATTACHMENTS:**

1. Vicinity Map
2. Drawings
3. Color and Material board
4. Draft Notice of CEQA Exemption
5. Findings
6. Draft Conditions of Approval