



Town of Apple Valley
CALIFORNIA

14955 Dale Evans Pkwy
Apple Valley, CA 92307
(760) 240-7000
spierce@applevalley.org
applevalley.org

Arlan Garcia
20220 Highway 18
Apple Valley, 92307

July 30, 2026

Subject: Development Permit (DP) 2026-005: Proposal to modify an existing 40,000 square foot commercial building by adding interior pickleball court fencing on 3.68 acres within the General Commercial (C-G) zoning district located at 20220 Highway 18 (Applicant: Arlan Garcia; APN: 3112-171-04).

Dear Applicant:

The Town of Apple Valley Planning Department has completed its review of the application and development plans submitted for the above-mentioned project. In conformance with Government Code Section 65943, this is notification that your application has been deemed complete. Furthermore, after careful consideration of all the evidence that was presented in connection with this project, the Director does hereby find that all of the findings of fact necessary for Director approval, as provided in the Town of Apple Valley Development Code Section 9.17.080, can be made subject to the attached Conditions of Approval. This project becomes effective within 10 calendar days, unless it is appealed to the Planning Commission per Town of Apple Valley Development Code Section 9.12.250.

This approval shall expire three (3) years from the effective date of approval (on July 30, 2029), unless the construction has substantially commenced in accordance with the Town of Apple Valley Development Code. Any application for a time extension, and the appropriate fees, must be submitted to the Town of Apple Valley a minimum of sixty (60) days prior to the expiration date.

If you have any questions on this matter, please contact Sierra Pierce at (760) 240-7200 ext. 7208, spierce@applevalley.org. Town offices are open Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. **(closed the subsequent Fridays).**

Sincerely,

David Contreras
Planning Director

CONDITIONS OF APPROVAL

Development Permit (DP) 2026-005

Please note: Many of the 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.

General Conditions of Approval

- G1. 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 Development 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.
- G2. 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.
- G3. It is the sole responsibility of the applicant on any Permit, or other appropriate discretionary review application for any structure, to submit plans, specifications and/or illustrations with the application that will fully and accurately represent and portray the structures, facilities and appurtenances thereto that are to be installed or erected if approved by the Director. Any such plans, specifications and/or illustrations that are reviewed and approved by the Director shall accurately reflect the



structures, facilities and appurtenances expected and required to be installed at the approved location without substantive deviations, modifications, alterations, adjustments or revisions of any nature.

- G4. The filing of a CEQA Notice of Exemption (NOE) requires the San Bernardino County Clerk to collect a fee of \$50.00. Once the fee is paid directly to the County Clerk and the NOE is filed, provide a copy to the Town of Apple Valley Planning Division. The County Clerk is located at 385 N. Arrowhead Avenue, San Bernardino, CA 92415.

Planning Department Conditions of Approval

If you have any questions related to the Planning Department conditions of approval, please contact Sierra Pierce at (760) 240-7200 ext. 7208, spierce@applevalley.org.

- P1. The Project, in its entirety shall be constructed per the approved building plans.
- P2. 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 Department for consideration and approval. Any non-approved deviations may result in additional application fees, permit fees and delays.
- P3. Prior to issuance of any building permit, the applicant(s) shall sign and complete an "Acknowledgment of Conditions" and shall return the executed original to the Planning Department for inclusion in the case records.
- P4. The floor plan, elevations and rendering(s) presented to and approved by the Director shall be the anticipated and expected appearance of the structure upon completion.
- P5. All signs, including wall signs, monument signs, etc., shall require a separate permit.
- P6. The site shall be maintained clean, sanitary, and free of litter and any other undesirable materials and shall be cleaned of loose debris on a daily basis.



- P7. The Planning Director or his/her designee shall have the authority for minor architectural changes focusing 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 Planning Commission for consideration under a revision to the Development Permit.

Building and Safety Conditions of Approval

If you have any questions related to the Building and Safety conditions of approval, please contact Paul Osterman, Building Official, (760) 240-700 Ext: 7121, posterman@applevalley.org

- BC1. All construction documents must comply with the latest adopted California Building Codes.
- BC2. Comply with the State of California Disability Access requirements.

Environmental & Regulatory Compliance Conditions of Approval

If you have any questions related to the Environmental & Regulatory Compliance conditions of approval, please contact Pamela Quick, Special Projects Manager, (760) 240-700 Ext: 7561, pquick@applevalley.org

- ER1. 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.
- ER2. Pursuant to AVMC § 8.19.050 and The California Green Code the contractor shall submit documentation proving that the project has met the diversion requirement prior to the issuance of a Certificate of Occupancy. 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.
- ER3. Pursuant to the provisions as set forth in AB341 businesses that generate 2 cubic yards or more of commercial solid waste per week shall have a recycling program in place, including but not limited to collection



of recyclable paper and plastic waste by the Town's franchise solid waste hauler.

- ER4. As of September 2020, and pursuant to the provisions as set forth in AB1826 and AVMC § 6.20.023(et seq), businesses that generate 2 cubic yards or more of commercial solid waste per week shall arrange for organic waste recycling services with limited exceptions and/or contract with an edible food recovery organization, if applicable. Contact Burrtec Waste Industries at (760)245-8607 for further information. Additionally, you may be exempted from this requirement if you utilize a landscape company that recycles/composts the landscape waste generated by you and that provision is stated within the contract.
- ER5. To accomplish the requirements of ER3 and ER4, listed above, the trash and recycling enclosure(s) shall be constructed to accommodate the source separated trash, recyclable material, and organic waste containers that are appropriately sized to handle the estimated waste generated on-site, coupled with an appropriate service frequency; recyclables and organic waste containers are currently minimum 60 gallon barrels. Contact Burrtec Waste Industries at (760)245-8607 for further information.

Public Works Conditions of Approval

If you have any questions related to the Public Works conditions of approval, please contact Sarah Hauser, Administrative Analyst II, (760) 240-700 Ext: 7522, shauser@applevalley.org

- PW1. This property is connected to the Town Sewer System. Sewer connection fees are required for any new plumbing fixtures being installed and/or existing fixtures not previously permitted. Plans must be approved by the Town of Apple Valley Public Works Department.

Apple Valley Fire Protection District:

If you have any questions related to the Apple Valley Fire Protection District requirements, please contact Brian Pachman, Fire Marshal, Battalion Chief, (760) 247-7618 Ext: 104, bpachman@avfpd.org.

-End of Conditions-

