



Town of Apple Valley
CALIFORNIA

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

June 25, 2026

Green Trucking Solutions, LLC
ATTN: Ms. Maria Estrada
14816 Valley Boulevard
Fontana, CA 92335

Subject: Approval of Site Plan Review (SPR) 2022-002: Green Trucking Solutions, a request to allow a new 354,000 square foot cold storage warehouse building on an 18.8-acre parcel located at the northwest corner of Navajo Road & Lafayette Street (Applicant: Amir Delvarani) (APN 0463-231-06).

Dear Applicant:

The Town of Apple Valley Planning Department has completed its review of the application and plans submitted for the above-mentioned project. As described in the applicant's letter of Intent, Green Truck Solutions, LLC proposes to construct a 354,000 square foot cold storage warehousing facility on an 18.8-acre parcel at the northwest corner of Navajo Road and Lafayette Street in Apple Valley. The project site is located in the North Apple Valley Industrial Specific Plan area, I-SP Industrial Specific Plan designation. Upon careful consideration of all the evidence 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, can be made subject to the attached Conditions of Approval, and hereby approves Site Plan Review (SPR) 2022-002.

California Environmental Quality Act: A Subsequent Initial Study was completed in accordance with Guidelines for Implementing the California Environmental Quality Act (CEQA). The Subsequent Initial Study was undertaken for the purpose of deciding whether the project may have a significant adverse effect on the environment and reflects the independent judgment of the Town as Lead Agency. The Subsequent Initial Study was prepared and tiered from the "Town of Apple Valley Environmental Impact Report (SCH 2008091077), Apple Valley General Plan and Annexations 2008-001 and 2008-002" (August 2009). Based on the Subsequent Initial Study, the Town concluded that the project, with mitigation measures applied, will not have a significant adverse effect on the environment and has, therefore, prepared a Mitigated Negative Declaration (SCH No. 2023080221).

Site Plan Review Findings

Based on the project submittal, the Planning Director makes the following Findings, pursuant to Section III of the North Apple Valley Industrial Specific Plan:

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.

Evidence: The location, size, design, density and intensity of the proposed cold storage warehouse development project are consistent with the Town of Apple Valley General Plan, the North Apple Valley Industrial Specific Plan, the Development Code, and the development policies and standards of the Town because the project site's NAVISP land use designation is Specific Plan-Industrial (I-SP), which allows for industrial warehouse uses as permitted by-right, with approval of a Site Plan Review permit. The proposal complies with all applicable design and development standards including lot size, width, depth, required building setbacks, lot coverage, maximum height, parking space counts and dimensions and landscaping requirements. The site has been designed with an on-site underground stormwater detention chamber that has been sized to accommodate the required capacity of a 100-year storm event. All anticipated potential environmental impacts have been addressed with detailed mitigation measures that would be incorporated as project Conditions of Approval.

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.

Evidence: The location, size and design of proposed structures and improvements are compatible with the site's natural landforms, surrounding sites, structures and streetscapes because the site does not contain any significant natural landmarks. The development character of the surrounding area has been established by North Apple Valley Industrial Specific Plan including the densities, intensities and uses provided, as well as existing nearby developments of similar or larger size and use as compared to the proposed project. 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 the Town General Plan. The project would thus not result in negative impacts to natural landforms or scenic views.

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

Evidence: Selected materials, textures and details are compatible with adjacent and neighboring structures because the project consists of an industrial cold storage warehouse building to be constructed of concrete tilt-up walls. Building design deploys a variety of architectural strategies to create a contemporary, high-quality and appropriately-sited industrial park facility. The elevations depict varying roof lines and numerous vertical and horizontal elements that serve to break up the overall visual sense of massing. Varying building materials, robust wall articulation, multiple roof planes and

lines, cornice caps, extensive glazing, and other architectural elements and embellishments are indicated throughout. The building also incorporates high metal canopies, large windows, including prominent glass entryways and aesthetic nuances at the office entries. Elevations facing public rights-of-way feature scored accent concrete panels and decorative windows. No rooftop mechanical equipment is proposed. The building would feature complementary and neutral color palettes, incorporating a variety of earthtones, consistent and compatible with the Town's high desert setting, long-term architectural vision and traditional values. Therefore, the project would not result in negative impacts to the surrounding built environment.

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.

Evidence: This finding is satisfied because the building designs deploy a variety of architectural strategies to create a contemporary, high-quality industrial park facility. The elevations depict varying roof lines and numerous vertical and horizontal elements that serve to break up the overall sense of massing. Varying building materials, robust wall articulation, multiple roof planes and lines, cornice caps, extensive glazing, and other architectural elements and embellishments are indicated throughout. The buildings also incorporate high metal canopies, large windows, including prominent glass entryways, and aesthetically pleasant nuances at the office entries. Elevations facing public rights-of-way feature scored accent concrete panels and decorative windows. There would be no rooftop mechanical equipment present. The building features complementary and neutral color palettes, incorporating a variety of earthtones with shades of grey, taupe and cream represented, consistent and compatible with the Town's high desert setting, long-term vision, and traditional values. Therefore, the project would not result in negative impacts to neighboring structures, the surrounding built environment or natural setting. The project is expected to enhance the visual environment, promote quality architecture, and protect the economic value of existing nearby 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.

Evidence: This finding is satisfied because water, sanitary sewer, stormwater infrastructure, communications, electrical and gas utilities and services are either available at the project site, nearby, or are planned to be sized and installed at capacities that would comfortably support the proposed facility's calculated needs. The project meets all Apple Valley Fire District standards including fire lane width, site access points, connectors/post indicators, valves, fire hydrant spacing and placement. The developer is required to pay all applicable Development Impact Fees toward construction of required off-site improvements and would finance and construct all required on-site improvements to meet minimum requirements, to the satisfaction of the Town Engineer. In regards to required public right-of-way dedications and improvements, construction of half-width street sections is required on abutting public streets, including Navajo Road and Lafayette Street. The Town Engineer has written Conditions of Approval to ensure that the development meets or exceeds all Town standards for right-of-way dedication, street

improvement and utility and service provision. All required improvements are conditioned to be installed prior to issuance of occupancy permits or certificates.

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

Evidence: A access to the site and internal circulation are safe because the project site plan depicts a total of four vehicle access points and demonstrates safe and adequate access to and from the proposed site. Site design and proposed conditions of approval require the site to be designed and improved to provide adequate legal and physical access in compliance with the standards of the Americans with Disabilities Act (ADA). Eight ADA-compliant parking spaces with striped loading areas and four-foot-wide paths of travel between abutting streets, parking fields and building entrances are proposed for the project site. In addition, the site is designed with striped pathways to provide safe travel between abutting public rights-of-way 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 North Apple Valley Industrial Specific Plan Environmental Impact Report (SCH No. 2006031112).

Evidence: The project is consistent with the uses described in the North Apple Valley Industrial Specific Plan and analyzed in the North Apple Valley Industrial Specific Plan Environmental Impact Report (SCH No. 2006031112) because the project's intended use is "warehousing", which is a permitted use within the NAVISP I-SP Industrial Specific Plan land use designation. Use of the project site for industrial warehousing purposes was analyzed in the "Town of Apple Valley Environmental Impact Report (SCH 2008091077), Apple Valley General Plan and Annexations 2008-001 and 2008-002" (August 2009). CEQA Guidelines Section 15152 provides for and encourages Lead Agencies to rely on environmental analyses of previously adopted General Plan EIR's in a process commonly referred to as "tiering". This approach eliminates repetitive discussions and focuses analyses on potential impacts of a specific project. Because separate EIR's were certified in conjunction with the NAVISP (2006) and the Town's General Plan and proposed annexations (2009), an analysis was performed to determine which of the two EIR's would be appropriate for this project's Subsequent Initial Study EIR tiering. Industrial development on the project site was thoroughly analyzed within the scope of the "Town of Apple Valley Environmental Impact Report (SCH 2008091077), Apple Valley General Plan and Annexations 2008-001 and 2008-002" (August 2009). Therefore, consistent with CEQA Guidelines, the Town determined that a Subsequent Initial Study, tiering from the 2009 document, should be prepared to determine if the project may result in impacts greater than those analyzed within that document. The Subsequent Initial Study evaluated and provided detailed discussions of the project's potential adverse environmental effects. Based on the Findings and Conclusions identified in the Subsequent Initial Study, a Mitigated Negative Declaration has been prepared. Findings of Fact were prepared providing substantial evidence supporting certification of the Subsequent Initial Study/Mitigated Negative Declaration. The Subsequent Initial Study identifies mitigation measures that would minimize or eliminate potentially significant impacts. The project's mitigation measures are formally organized in a "Mitigation Monitoring and Reporting Program". The Subsequent Initial Study/Mitigated Negative Declaration was published and circulated for a 49-day public review and comment period

that began on January 26, 2026 and ended on March 16, 2026. A total of eight comments were received during the public comment and review period. All submitted comments have been thoroughly addressed within a Final SIS/MND Responses to Comments document.

Site Plan Review permits shall be valid for a period of two (2) years. Accordingly, the Site Plan Review approval shall expire on June 25, 2028. If, at the end of this two-year period, a building permit has not been issued, the permit shall become null and void. The applicant may request an extension of time on an SPR permit, by filing an application and fee at least thirty (30) days prior to the expiration of the SPR permit. The Director may, for good cause, grant a time extension not to exceed two (2) years. The Director shall review the approved permit for consistency with the General Plan, the NAVISP and the Development Code, and may place conditions on the project to assure compliance with these documents.

If you have any questions on this matter, please contact Planning at (760) 240-7200 or by email at rhirsch@interwestgrp.com. 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

Attachments:

1. Approved Project Development Plans
2. Conditions of Approval

CONDITIONS OF APPROVAL
GREEN TRUCKING SOLUTIONS COLD STORAGE WAREHOUSE PROJECT
SPR 2022-002

PLANNING DIVISION

General

- P1. Approval of Site Plan Review No. SPR 2022-002 by the Community Development Director is understood as acknowledgement by the applicant of the Conditions of Approval unless an appeal is filed pursuant to Development Code Section 9.12.250, Appeals.
- P2. This permit approval shall become effective ten (10) calendar days after the date of the decision unless an appeal is filed pursuant to the provisions of the Town Development Code.
- P3. The project shall comply with all provisions of State law, the Town of Apple Valley Development Code, the North Apple Valley Industrial Specific Plan and the Town's General Plan. If not exercised, this approval shall expire three years from the date of action by the Director, unless otherwise extended pursuant to 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 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 and Special Use Permit 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. Building renderings as approved by the Community Development Director shall be the anticipated and expected appearance of the structure upon its completion. 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 first having been submitted to the Planning Division for consideration and approval by the Community Development Director. The Community Development Director 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 Modification application (Dev. Code Section 9.12.230).
- P7. 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 Building and Safety Division
- Apple Valley Engineering Division
- Apple Valley Planning Division
- Liberty Utilities
- Mojave Desert Air Quality Management District

NAVISP compliance

P8. The project shall conform with all development standards as stated in the North Apple Valley Industrial Specific Plan (NAVISP), including those standards applicable to lands within the Specific Plan Industrial (I-SP) designation (NAVISP Section III.B.1).

Landscaping and Irrigation

P9. Final landscape and irrigation plans shall be submitted prior to issuance of a building permit pursuant to Development Code Chapter 9.75, “Water Conservation/Landscape Regulations” and NAVISP Section III.F.2.a, Landscape Design Standards.

P10. Landscaping and irrigation shall be installed prior to issuance of Certificate of Occupancy, subject to approval by the Planning Division.

P11. Drought-tolerant xeriscape “waterwise” landscaping techniques are encouraged for use in parkway areas, typically to consist of drought-tolerant, native type plants, trees and groundcover (Dev. Code Section 9.47.050.A.7).

P12. All required and installed landscaping shall incorporate and maintain a functioning automatic sprinkler system (Dev. Code Chapter 9.75).

P13. All landscaping shall be maintained in a neat, orderly, disease and weed-free manner at all times (Dev. Code Chapter 9.75).

P14. 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 access driveways and walkways, shall be fully landscaped and maintained in a disease and weed-free manner at all time (Development Code Section 9.75.060).

P15. The landscaping plan shall provide a minimum of one (1) tree of a minimum size of twenty-four (24) inch box per each seven (7) parking spaces, located to visually break up long rows of parking spaces, and may be clustered where appropriate (Dev. Code Section 9.75.060.A.2.b).

Screening, Fencing and Walls

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 (Dev. Code Section 9.75.060.A.2.c).

- P17. 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 prior to issuance of a building permit.
- P18. Double fencing shall not be permitted along property lines and therefore, the project proponent shall collaborate with adjacent property owners to provide new fencing and/or walls and to facilitate the removal of existing fences or walls, at the project proponent's expense, should they exist.
- P19. 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, for review and approval by the Planning Division (Dev. Code Section 9.37.060).
- P20. 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 (NAVISP Section III.F.4.a).
- P21. All proposed fencing abutting public rights-of-way shall include decorative materials such as wrought iron. Such fencing shall incorporate appropriate decorative enhancements for review and approval by the Planning Division prior to issuance of a building permit (NAVISP Section III.F.4.b.6).
- P22. 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. Placement of solar panels is exempt from this condition (NAVISP Section III.F.1.a.3).
- P23. 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 (Dev. Code Section 9.47.060.A).
- P24. Walls proposed to be located along the street-side frontages of the property shall be constructed of decorative slump stone, split face, or other decorative material that is compatible with the architecture of the primary building and shall incorporate appropriate decorative enhancements such as caps or pilasters for review and approval by the Planning Division.
- P25. Long expanses of wall or fence shall be offset and architecturally designed to avoid monotony. Pilasters shall be provided at regular intervals consistent with the length and scale of the wall but at a minimum of every fifty (50) feet and landscape pockets shall be provided for review and approval by the Planning Division.

- P26. All ground-mounted equipment shall be screened by a combination of walls matching the design and color palette of the main building, shrubs and hedges of a height at maturity sufficient to screen the equipment.
- P27. Access to the main 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.
- P28. Should they be needed, retaining walls consisting of more than 120 square feet shall be constructed of finished decorative material, compatible with primary materials used for the main building.
- P29. Within required front or street side setbacks, solid walls or fences are limited to forty-two (42) inches in height; open fences constructed of wrought iron incorporating decorative features, such as pilasters and spires or other embellishments, may be six (6) feet in height.

Signage

- P30. All proposed signage shall be reviewed by the Town as part of a separate sign program and permit and are subject to final approval by the Planning Division (Dev. Code Section 9.74.100).

Parking

- P31. All parking requirements shall be met and parking shall comply with the standards identified in Development Code Chapter 9.72 and NAVISP Section III.F.2 related to parking design standards and any other applicable Town Standards.
- P32. All parking stalls shall be clearly striped and permanently maintained with double or hairpin lines (Dev. Code Sec. 9.72.060.B.4).
- P33. 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, including Code Section 9.72.060.
- P34. 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 and Recycling Enclosures

- P35. Trash/recycling enclosures shall be designed and installed consistent with Development Code Sections 9.35.090, 9.46.080 and all other applicable Town Standards.
- P36. Trash/recycling enclosures shall reflect the architectural design of approved project buildings and shall include a trellis canopy or other similar feature, subject to review and approval by the Planning Division (Development Code Sections 9.35.090 and 9.46.080).

Construction-related

- P37. Construction activities shall not impede traffic flow or required accessible paths of travel.
- P38. 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.

Site Lighting and Photometrics

- P39. Light standard models shall be selected and painted to blend architecturally with buildings, pedestrian areas and other hardscape elements (NAVISP Section III.F.3).
- P40. 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 (NAVISP Section III.F.3).
- P41. Parking lot lighting shall conform to all requirements of the Town Development Code and Uniform Building Code (NAVISP Section III.F.3.a).
- P42. Project site lighting shall be designed as shielded and directed so as not to result in off-site spillage of light and glare to neighboring properties.

Architectural

- P43. Building renderings as approved shall be the anticipated and expected appearance of all structures upon completion.
- P44. 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 Modification (Dev. Code Section 9.12.230.D).

Grading, Drainage and Utilities

- P45. A copy of the final civil improvement plans shall be submitted to the Planning Division for review and approval to ensure conformance with the architectural plans approved with Site Plan Review 2022-002 prior to issuance of a building permit.
- P46. All cut and fill slopes shall be contour-graded to blend with existing natural contours.

General Environmental & Regulatory

ER1. The project shall comply fully with all requirements of the Central Valley Regional Water Quality Control Board, including those requirements found here related to waste discharge to surface waters/National Pollutant Discharge Elimination System (NPDES) Program compliance:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/.

Applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

- Stencil storm drain inlets: “No Dumping – Drains to River;”
- Minimize use of pesticides and fertilizers;
- Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- Cover trash, food waste, and compactor enclosures;
- Plumbing of discharges to the sanitary sewer system as follows:
- Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- Dumpster drips from covered trash, food waste, and compactor enclosures;
- Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- Fire sprinkler water, if discharge to on-site vegetated areas is not feasible.

ER2. Pursuant to TOAV Muni Code §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.

ER3. Pursuant to TOAV Muni Code §8.19.050 and the California Green Code, the construction contractor shall submit documentation verifying that the project has met the debris 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.

ER4. 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.

ER5. 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.

ER7. The project shall be constructed utilizing only “Tier 4” construction equipment, if widely available and economically feasible, to be verified by Town Staff during periodic field inspection.

CEQA Mitigation Measures

CEQA1. All mitigation measures identified in the Green Trucking Solutions Cold Storage Project 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 to the satisfaction of Town Staff.

ENGINEERING DIVISION

- 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 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.
- EC3. A 44-ft wide half-width road dedication adjacent to the property for Navajo 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 along Lafayette Street shall be granted to the Town of Apple Valley prior to Issuance of Grading Permit.
- EC5. Street improvement plans shall be submitted to the Town Engineer for review and approval.
- EC6. Navajo Road adjacent to the property shall be improved to the Town's half-width Secondary Road standards. The plans shall show sidewalks, ADA access improvements along the frontage of the development.
- EC7. Lafayette Road adjacent to the property shall be improved to the Town's half-width Secondary Road standards. Sidewalks, a Class 2 Bike lane, and ADA access improvements along the frontage of the development shall also be included. The plans shall also include additionally widening to accommodate 3 travel lanes.
- EC8. 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 0.25 ft.
- EC9. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC10. 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.
- EC11. Utility lines shall be placed underground in accordance with the requirements of the Town (Municipal Code Section 14.28).

EC12. Traffic impact fees adopted by the Town shall be paid by the developer. See Town Council approved OPA.

EC13. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.

EC14. A Storm Water Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination System (NPDES) shall be required.

EC15. The developer shall be required to pay a pro rata "Fair Share" contribution toward future regional transportation improvements deemed necessary for the intersection of Interstate 15 and Stoddard Wells Road, including on-ramps, off-ramps, traffic signalization and any related control devices. Such fees are to be calculated by the project engineer and submitted to the Town Engineering Department and shall be paid prior to issuance of any project building permits.

PUBLIC WORKS

PW1. Sewage disposal shall be by connection to the Town of Apple Valley sewer system.

PW2. Plans must be approved by the Town of Apple Valley Public Works Department.

PW3. Sewer connection fees required.

BUILDING AND SAFETY

BC1. An engineered grading report including soils report shall be submitted to and approved by the Building Official prior to recordation of the final map or issuance of permits for grading in excess of 1000 cubic yards.

BC2. 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.

BC3. Submit plans, engineering and obtain permits for all structures, retaining walls, signs.

BC4. 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.

BC5. A Notice of Intent (NOI) and a Storm Water Prevention Plan (SWPPP) must be submitted to and approved by the Engineering and Building Departments prior to issuance of a grading permit and /or any land disturbance.

BC6. All utilities shall be placed underground in compliance with Town Ordinance No. 89.

BC7. All cross-lot drainage requires easements and may require improvements at the time of development.

BC8. Comply with State of California Disability Access requirements.

- BC9. A pre-grading meeting is required prior to beginning any land disturbance. This meeting will 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.
- BC10. Dust palliative or hydro seed will be required on those portions of the site graded but not constructed (phased construction).
- BC11. Page two of the submitted building plans will be the conditions of approval.
- BC12. Construction must comply with the latest adopted Building Codes.
- BC13. Best Managements Practices (BMP's) are required for the site during construction.
- BC14. Provide Water Quality Management Plan (WQMP) or Alternative Compliance Plan.
- BC15. Industrial AVUSD school fees will be due prior to issuance of a building permit for the project.

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 requirements.
- 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 the commencement of 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 67.
- 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 67.

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 67.

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	3,000 - 4,000 GPM @ 20 psi Residual pressure
Duration	4 hours
Hydrant Spacing	300 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 67.

FP10. **Section 914.12 Special requirements for Group F, M, S-1 or S-2 occupancies greater than 100,000 square feet in floor area.** Buildings classified primarily as Group F, M, S-1 or S-2 shall include the following fire service features:

Section 914.12.1 Fire Control Room. A fire control room for fire department operations shall be provided. The location and accessibility of the fire control room shall be approved by the fire code official. The fire control room shall be separated from the remainder of the building by walls and ceilings not less than one-hour fire partitions. The room shall be a minimum of 96 square feet with a minimum dimension of 8 feet (2438 mm). The room shall contain the following as a minimum:

1. The fire alarm control unit and associated equipment.
2. Annunciator panel displaying status of sprinkler control valves and waterflow detectors.
3. Main controls and indicators for mechanical smoke exhaust systems.

4. Graphic indicating building floor plans, means of egress, fire protection systems, firefighting equipment and access.
5. Other firefighting equipment and system controls as required by the fire code official.
6. Emergency lighting powered by the standby power system.

914.12.2 Mechanical Smoke Exhaust. A mechanical smoke exhaust system conforming to the requirements of Section 910.4 of this code shall be provided. The system may be combined with environmental or other ventilation air systems when approved by the fire code official.

914.12.3 Standpipe Systems. A class I standpipe system shall be provided with 2 ½” hose connections located at fire department access doors as required by Section 905.4 of this code. The system may be interconnected with the building automatic sprinkler systems and shall be supplied by adjacent systems or by a separate riser. Standpipe systems shall conform to the requirements of NFPA 14.

914.12.4 Fire Department Graphic. A printed graphic with schematic diagrams of the building automatic sprinkler systems, fire alarm systems, means of egress, standpipe systems, smoke exhaust systems, access doors, and any other equipment as required by the fire code official shall be superimposed over a building floor plan or site plan and mounted on the wall in a highly visible location in the fire control room. The graphic shall be durable and waterproofed.

914.12.5 Standby Power. A standby power generator set conforming to the California Electrical Code and NFPA 110 shall be provided on the premises in a protected location. The set shall have a rated capacity necessary to supply the load of all fire protection features listed below at the same time:

- (1) Emergency lighting and exit signs necessary for egress that aren't battery backup
- (2) Lighting for the fire control room.
- (3) Signal and communication systems as applicable.
- (4) Electrically powered fire pumps (such as jockey pumps) required to maintain pressure to the fire sprinkler system.
- (5) Mechanical smoke exhaust systems as required by Section 910.4

In addition, a fuel supply sufficient for not less than two hours of operation shall be required on the premises. All electrically connected systems shall be transferred within 60 seconds after losing primary power. Pursuant to Apple Valley Fire Protection District, Ordinance 67.

FP11. 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.

- FP12. Prior to issuance of building permit, the developer shall pay all applicable fees as identified in the Apple Valley Fire Protection District Ordinance.
- FP13. A Knox Box Rapid Entry System shall be required for this project, per Apple Valley Fire Protection District Ordinance 67.

MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT

- MD1. Signage compliant with Rule 403 Attachment B shall be erected at each project site entrance not later than the commencement of construction.
- MD2. 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.
- MD3. 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.
- MD4. 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.
- MD5. 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 manufacturer's maximum continuous rating greater than 50 brake horsepower.
- MD6. Comply with all applicable provisions listed in Rule 403- *Fugitive Dust Control*.

SOUTHWEST GAS

- SW1. There is an existing gas main distribution line along the property on Navajo Road. If gas is needed for any new structures, it would likely be a service line request since a main line is already existing.
- SW2. Application for gas line installation can be obtained by emailing a request to scaes@swgas.com.

LIBERTY UTILITIES

- LU1. Off-site water main does exist on Navajo Road which is adequate to provide domestic water service and fire protection for this development in accordance with Apple Valley Fire Protection District's conditions.

- LU2. Off-site 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.
- LU3. Fire service line is 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 (CPUC). Approved and tested customer owned backflow protection device is required.
- LU4. Domestic service line will be installed from the existing water main to the street right-of-way line that fronts this development. Approved and tested customer owned back flow protection device is required.
- LU5. All water lines and appurtenances required are to be installed in accordance with Liberty Apple Valley standards and specifications.

BURRTEC WASTE

- B1. The plans indicate (8) cubic yard bins, which Burrtec does not offer. The trash enclosure(s) should be designed to hold two (4) cubic yard bins for trash and mixed recyclables.
- B2. Since it is a cold storage building, the project will have to be designed with space available for food waste recycling bins, per State Law.

###

END OF CONDITIONS