



Town of Apple Valley  
CALIFORNIA

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

June 23, 2026

Gerardo Carrillo  
Carrillo Design Inc.  
1881 Commerce Center Drive East, #206  
San Bernardino, CA 92408

**Subject: Approval of Development Permit 2024-015 Amendment 1 and Deviation Permit 2026-001: Pinky's Apartments, a request to move the proposed trash enclosure from the front yard to the left side yard and to construct the building within the 50-foot building setback line as noted on the recorded subdivision map, located at 15390 Wanaque Road (Applicant: Carrillo Design & Associates Inc.) (APN 0441-171-19-0000).**

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, Carrillo Design & Associates Inc. proposes to modify their previously approved Development Permit by relocating the proposed trash enclosure from the front yard to the left side yard area and requests to construct the building within the 50-foot building setback line by issuance of a Deviation Permit.

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 Section can be made subject to the attached Conditions of Approval, and hereby approves Development Permit 2024-015 Amendment 1 and Deviation Permit 2026-001.

*California Environmental Quality Act:* The project qualifies for a Class 32 Categorical Exemption, pursuant to CEQA Guidelines Section 15332, pertaining to infill development projects. This class allows certain infill development projects within urbanized areas to be exempt from further environmental review under CEQA. A Form D Notice of Exemption was filed with the State Clearinghouse and San Bernardino County Clerk following the original project decision.

*Development Permit Findings*

Based on the project submittal, the Planning Director makes the following Findings, pursuant to Development Code Section 9.17.080.A:

1. *That the location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;*

Evidence: The location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town because the project site General Plan designation and Zoning District is Medium Density Residential (R-M), which is intended to promote multi-family units and apartments at a density of between 4-20 dwelling units/acre (per the General Plan designation) or 2-20 units/acre (per Zoning Code Section 9.28.020.H). The project's density is 12.2 dwelling units/acre, therefore within the density. Further, the R-M General Plan designation states that new development should be located in close proximity to commercial services, public transit and schools. The project site is located ¼ mile from Apple Valley Unified School District's Phoenix Academy Elementary School, ¼ mile from large-scale commercial and retail centers, and Route 40 of the Victor Valley Transit runs on Wanaque Road, with a bus stop located at the intersection of Wanaque and Thunderbird Roads, 350 feet south of the site. The project site is in the Mountain Vista Estates area, which has its own standards listed in Table 9.28.040-C of the Development Code, and the project meets all of those standards. The project meets all of the development policies and standards of the General Plan, the Development Code, the Zoning District and all other policies and standards of the Town.

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

Evidence: The location, size and design of the proposed structures and improvements are compatible with the site's natural landforms, surrounding sites, structures and streetscapes and does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings because the location, size and design of the apartment building and associated improvements have been proposed to be compatible with and enhance surrounding sites, structures and the streetscape in general. The site does not contain any natural landforms. The building's height of 25 feet from grade to roof peak, would not obscure nor block the view of surrounding distant mountains from the adjacent buildings or from the street. The proposed building would not visually dominate the surrounding area, as its sense of bulk, mass and volume have been carefully designed to integrate well with the surrounding community. Further, a similarly sized two-story apartment building was recently constructed on the parcel immediately to the south of the site, and the two projects are complementary to each other.

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

Evidence: The materials, textures and details of the proposed construction, to the extent feasible, are compatible with adjacent and neighboring structures and that quality in architectural design is maintained to enhance the visual environment of the Town because the proposed building exhibits a high-quality design indicating many architectural details and features and an aesthetically pleasing earth-toned paint palette that will be compatible with adjacent and neighboring structures and will serve to enhance the overall visual and aesthetic environment of the Mountain Vista Estates neighborhood and greater Apple Valley community.

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

Evidence: The amount, location, and design of open space and landscaping conforms to the requirements of the Code, enhances the visual appeal and is compatible with the design and function of the structure(s), site and surrounding area because there is no minimum required landscaping coverage percentage in the R-M zoning district. That said, the project includes approximately 2,700 square feet of landscaping consisting of native drought-resistant plant materials that are found on the Town's approved plant lists, as well as a drip irrigation system. The proposed landscaping amounts, locations and design serve to enhance the visual appearance of the project and is compatible with the design and function of the site and building as well as with the surrounding community.

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

Evidence: Excessive and unsightly grading of hillsides does not occur, and the character of natural landforms such as knolls and the Mojave River and that existing vegetation and Joshua Trees are adequately protected and preserved where feasible as required by the Code because the site is relatively flat and level and thus the project would not involve grading of hillsides. There are no natural landforms or river tributaries on the site. There are no Western Joshua Trees nor any other endangered or threatened plant species found on site.

#### Deviation Permit Finding

Based on the project submittal, the Planning Director makes the following Finding, pursuant to Development Code Section 9.25.050:

1. *The Director shall find that the proposed deviation will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and land use district in which the property is located.*

Evidence: The proposed deviation will not be materially detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity and land use district in which the property is located. The deviation would not negatively impact neighboring properties regarding access to light, air, and open space as the proposed building maintains the required side and rear yard setbacks. Only the front yard building setback line is affected. Nearest residences directly opposite the project site are greater than 110 feet away from the proposed building's front building wall. The deviation would not negatively impact public safety as the reduction of the setback would not interfere with required fire separation, adequate traffic lines of sight, or utility maintenance access. Further, the proposed deviation does not reduce or negatively affect the proposed project's consistency with the General Plan designation of Medium Density Residential as the project aligns with the broader goals, policies and land use designations established in the Town General Plan.

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

### PLANNING DIVISION

#### General

- P1. Approval of Development Permit No. DP 2024-015 Amendment 1 and Deviation Permit 2026-001 by the Planning 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 and the Town 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 Development 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 Director shall be the anticipated and expected appearance of all structures upon project completion.
- P7. The 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 Planning Division for consideration under a Development Permit Revision application.
- P8. Prior to issuance of a building permit, the project site plan shall be revised to indicate a more rounded edge to the landscaping curb at the south side of the project site, in order to provide a softer appearance and reduced 1-2 feet to ensure adequate turnaround radius for parking stall P2. This change shall be reviewed and approved by the Planning Department prior to issuance of building permit.

#### Landscaping/Irrigation

- P9. Final landscape and irrigation plans shall be submitted prior to issuance of a building permit pursuant to Chapter 9.75, "Water Conservation/Landscape Regulations" of the Development Code, with particular attention paid to Section 9.75.060, "Landscape Area and Material Requirements" and 9.75.040, "Processing Procedures and Submittal Requirements".
- P10. Landscaping and irrigation shall be installed prior to issuance of Certificates of Occupancy, subject to approval by the Planning Division.
- P11. Xeriscape landscaping techniques shall be used and all landscaping shall consist of plant materials selected from the approved plant list found in Section 9.75.100 of the Town Development Code.
- P12. All required and installed landscaping shall incorporate and maintain a functioning automatic irrigation system.
- P13. All landscaping shall be maintained in a neat, orderly, disease and weed-free manner at all times.
- P14. The site's front building setback area and street right-of-way areas located between on-site improvements and the back of the public sidewalk, except the access driveway and walkways, shall be fully landscaped and maintained in a disease and weed-free manner at all times, pursuant to Development Code Section 9.75.060.

#### Fences and walls

- P15. Double fencing shall not be permitted along property lines. The project proponent shall collaborate with adjacent property owners to provide new fencing and/or walls and facilitate the removal of existing fences or walls, at the project proponent's expense, should they exist.
- P16. All proposed fencing abutting public rights-of-way shall include decorative materials such as wrought iron or steel tubing. Such fencing shall incorporate appropriate decorative enhancements for review and approval by the Planning Division prior to issuance of a building permit.
- P17. Walls proposed to be located along the site perimeters shall be constructed of decorative slump stone, split face block units, or other decorative material that is compatible with the architecture of the building and shall incorporate appropriate decorative enhancements such as caps or pilasters for review and approval by the Planning Division prior to issuance of a building permit.
- P18. 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 for review and approval by the Planning Division prior to issuance of a building permit.

#### Screening

- P19. No equipment shall be placed on the building roof. Placement of solar panels is exempt from this condition.
- P20. All ground-mounted equipment shall be screened by a combination of walls and fencing complementing the design and color palette of the building, shrubs and

hedges of a height at maturity sufficient to screen the equipment for review and approval by Planning prior to issuance of a building permit.

- P21. 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 building for review and approval by Planning prior to issuance of a building permit.
- P22. Within the required front setback, solid walls or fences are limited to forty-two (42) inches in height for review and approval by Planning prior to issuance of a building permit.

#### Signage

- P23. All proposed signage shall be subject to review and approval by the Planning Division under a separate sign permit application.

#### Parking

- P24. All parking shall be designed and installed in compliance with the standards and requirements as specified in the Town Development Code, for review and approval by Planning prior to issuance of a building permit.
- P25. All parking stalls shall be clearly striped and permanently maintained.
- P26. Required parking spaces shall be provided for handicapped persons in accordance with the Americans with Disabilities Act (ADA) and Title 24 of the California Administrative Code, and all applicable Town Development Code standards for review and approval by Planning or Building prior to issuance of a building permit.
- P27. The ADA-compliant uncovered parking spaces shall be located as close as practical to the apartment building's front entrance, shall be provided with access ramps and shall be clearly marked pursuant to Title 24 for review and approval by Planning or Building prior to issuance of a building permit.

#### Trash enclosure

- P28. The project's trash enclosure shall be designed and constructed pursuant to Section 9.28.150 of the Town Development Code and all other applicable Town Standards, and shall reflect the architectural design of the building, subject to review and approval by the Planning Division prior to issuance of a building permit.

#### Construction activity

- P29. Construction activities shall not impede traffic flow or required accessible paths of travel.
- P30. 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.
- P31. All construction activities shall take place only as prescribed in Section 9.73.060.F.1 of the Town Development Code.

#### Lighting

- P32. Site lighting shall be proposed and installed in accordance with the architectural drawings as approved by the Director, for review and approval by Planning prior to issuance of a building permit.
- P33. Lighting fixtures shall be located and shielded in such a manner that all light and glare shall be directed onto the project site and away from adjacent properties with no light or reflected glare spilling off-site or directed off-site.
- P34. Any parking lot lighting shall conform to the requirements of the Town Development Code and Uniform Building Code for review and approval by Town Staff prior to issuance of a building permit.

#### Grading

- P35. A copy of the final civil plans shall be submitted to the Planning Division for review and approval.
- P36. Cut and fill slopes, should they be required, shall be contour-graded to blend with existing natural contours.

#### Building Permit

- P37. 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.
- P38. Prior to approval of a building permit, the following agencies shall provide written verification that all conditions of approval and applicable regulations have been met:
- Apple Valley Fire Protection District
  - Apple Valley Building & Safety Division
  - Apple Valley Public Works Division
  - Apple Valley Engineering Division
  - Apple Valley Planning Division
  - Liberty Utilities
  - Mojave Desert Air Quality Management District
  - Lahontan Regional Water Quality Control Board
- P39. In accordance with the Town's Development Permit Application Checklist, the project proponent shall submit a preliminary hydrology study and detailed drainage plan prepared by a licensed civil engineer, containing information on existing structures, contours, elevations; proposed grades, circulation and drainage improvements, including streets, drainage courses on the site and within 100 feet of the boundaries of the site for Planning Staff review and approval during the civil plan check process, prior to issuance of a grading permit.
- P40. Pursuant to the National Pollutant Discharge Elimination System (NPDES), the 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.
- Construct driveways and/or uncovered parking lots with permeable surfaces.

#### ENVIRONMENTAL AND 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 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.

## ENGINEERING DIVISION

- EC1. Prior to issuance of a grading permit, a final grading plan and a final drainage plan with street layouts shall be submitted for review and approval by the Town Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider reducing the post-development site-developed flow to 90 percent of the pre-development flow for a 100-year design storm (Town Resolution 2000-50; Development Code 9.28.100)
- EC2. Street improvement plans shall be submitted to the Town Engineer for review and approval. Plans shall show all sidewalk, driveway approaches and ADA access improvements along the frontage of the development.
- EC3. All streets abutting the development shall be improved to a minimum half-width of 28 feet with curb, gutter and sidewalk on the development side.
- EC4. Wanaque Road adjacent to the property shall be improved to the Town's half-width Local Road standards.
- EC5. A 30-foot wide half-width road dedication along Wanaque Road shall be granted to the Town of Apple Valley prior to issuance of Grading Permit.
- EC6. During the grading of the streets, soil testing of the street subgrades by a qualified soils engineering firm shall be performed to determine appropriate structural street section and compliance. The minimum asphalt concrete thickness for all streets shall be 0.33 feet.
- EC7. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC8. Utility lines shall be placed underground in accordance with the requirements of the Town (Municipal Code Section 14.28).
- EC9. Traffic impact fees adopted by the Town shall be paid by the developer.
- EC10. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.
- EC11. A Storm Water Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination System (NPDES) shall be required.
- EC12. Provide a Water Quality Management Plan (WQMP) or Alternative Compliance Plan.

## PUBLIC WORKS

- PW1 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.
- PW2. Six-inch sewer lateral is required.

PW3. Sewer connection fees are required.

#### BUILDING AND SAFETY DIVISION

- 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 Pollution 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. (NOT REQUIRED)
- BC11. Page two of the submitted building plans will be the conditions of approval.
- BC12. Construction must comply with 2022 California Building Codes.
- BC13. Best Management Practices (BMP's) are required for the site during construction.
- BC14. Provide a Water Quality Management Plan (WQMP) or Alternative Compliance Plan.

#### FIRE PROTECTION DISTRICT

- F1. 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.
- F2. 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.

- F3. 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 (California Public Resources Code, Sec. 4291).
- F4. 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.
- F5. Fire lanes shall be provided with a minimum width of twenty-six (26) feet, maintained and identified. Twenty-six (26) feet access will start at both points of ingress and continue through the site. For buildings exceeding 36 feet in height, the minimum width of thirty-six (36) feet will be required.
- F6. 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.
- F7. Approved numbers or addresses shall be placed on all existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall be internally illuminated by premises wiring. Where building setbacks exceed 75 feet from the roadway, additional contrasting 4-inch numbers shall be displayed at the property entrance. (Apple Valley Fire Protection District, Ordinance 59)
- F8. 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.

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 1,500 GPM @ 20 psi Residual Pressure for each building

Duration 2 Hour(s)

Hydrant Spacing 660 Feet

\*If blank, flow is determined by calculation when additional construction information is received.

- F9. NFPA 13D (RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM):  
REQUIRED

This residence shall be constructed with an automatic fire sprinkler system throughout the structure, including garage. Plans shall be submitted by a licensed

C-16 contractor to the Fire District for review and approval along with plan review fees. Fire Sprinkler work shall not commence until plan approval and a job card have been issued. An approved fire alarm system shall be installed that will provide a local alarm for water flow to be audible throughout the premises. NOTE: The Fire District shall be notified a minimum of 24 hours prior to the desired final inspection date. (Apple Valley Fire Protection District, Ordinance 59)

- F10. 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.
- F11. Prior to issuance of building permit, the developer shall pay all applicable fees as identified in the Apple Valley Fire Protection District Ordinance.

#### MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT

- MD1. The District requires that fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403) are implemented on all non-paved transport roads, access points and parking areas.
- MD2. The proponent shall 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.

#### SOUTHWEST GAS

- SW1. There is an existing gas main distribution line along the property on Wanaque Road. If gas is needed for any new structure(s), it would likely be a service line request since main line is already existing.
- SW2. Application for gas line installation can be obtained by emailing request to [scaes@swgas.com](mailto:scaes@swgas.com).
- SW3. Should there be any questions regarding installing new gas lines, please email questions/requests to the Southwest Gas Energy Solutions department at [scaes@swgas.com](mailto:scaes@swgas.com). For other questions related to existing gas service, please reach out to our Contact Center at 877-860-6020.

#### LIBERTY UTILITIES

- L1. A 12-inch water main does exist in the easement north of Thunderbird Road across Wanaque Road. This is adequate to provide Multi-Family domestic water service.
- L2. Fire hydrants must be located in accordance with Apple Valley Fire Protection District's requirements and installed per Liberty Apple Valley standard drawings.
- L3. If a fire service line is required for this development, it must be installed in accordance with Apple Valley Fire Protection District's conditions and must comply with Rule 16 of the California Public Utilities Commission. An approved and tested customer owned backflow protection device is required.
- L4. Domestic service lines with water meters will be installed from the existing water main to the right-of-way line for this development. Approved and tested customer owned backflow protection devices are required.

- L5. All water lines and appurtenances required are to be installed in accordance with Liberty Apple Valley standards and specifications.
- L6. These conditions are for domestic water and offsite fire flow requirements, and do not include onsite private water lines or fire hydrants.

**###**

**END OF CONDITIONS**