

Site Certification Program

Site Profile

Location	Apple Valley, California View Google Map
Owner	Watson Land Company
Site Price	\$TBD
Acres	80 acres
Price/Acre	\$TBD
Land Use Zone	Industrial Specific Plan
Surrounding Zone	Industrial Specific Plan
Configuration	Rectangle
Dimensions	2,640' frontage along Navajo Rd x 1,320'
Site Certification Program	McCallum Sweeney Consulting (MSC) and Southern California Edison (SCE)

Site Certification Process

The Site Certification process was designed to incorporate the significant amount of due diligence that is completed during the Specific Plan process in California. As part of the certification program, MSC developed a comprehensive list of minimum criteria for which candidate sites were evaluated. The MSC process included completion of an extensive environmental review, approved land-use criteria and entitlements, and adequate infrastructure.

MSC's Mark Sweeney commented that "achieving certification under the guidelines of their program is a rigorous process. The staff at the Town of Apple Valley rose to the task by providing a submission that was thorough, accurate, and well-organized. I have no doubt that the town is prepared to respond to the needs of industrial prospects, and the certified site provides an ideal location for a company trying to quickly locate and build a facility to serve today's markets."

Community Profile

Located in Southern California, 90 minutes northeast of Los Angeles, Apple Valley's 74,266 residents possess the region's highest per capita income. Its premier commercial market attracts consumers from throughout the region to more than three million square-feet of new retailers and restaurants.

Considered the region's primary healthcare community, Apple Valley continues to attract service providers, including a planned 74-acre Medical and Mixed-Use Campus, featuring 209 acute and sub-acute care beds, medical offices and retail space.

Apple Valley is also focusing its efforts to develop a destination community. An updated General Plan increases land-use diversity by adding more retail, industrial, office and mixed-use acreage. Victor Valley College will locate its new 55,000 square-foot satellite campus to north Apple Valley.

These attributes make Apple Valley a premier location for residential and business location opportunities.

North Apple Valley Industrial Specific Plan

The North Apple Valley Industrial Specific Plan, an emerging logistics and manufacturing hub, shortens development schedules for businesses locating to its 5,100-acre area by implementing a 120-day approval process and clearly defining permitted uses and design standards. Its successes include a Wal-Mart 1.3 million square-foot distribution center and the first State of California's certification of a "shovel-ready industrial site".

Ranked as a "least costly city for doing business" by the Kosmont Companies/Rose Institute's Cost of Doing Business Survey, Apple Valley is aggressively marketing industrial development opportunities to complement its available workforce and housing supply.



Contacts



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Site Details		Work Force and Education	
Total Developable Acres	80 acres	Estimated Region Population (2009) <i>(includes cities of Apple Valley, Adelanto, Hesperia, Victorville)</i>	313,840
# of Parcels	4 parcels	Projected Region Population (2014)	376,638
# of Structures	0	Apple Valley Labor Force (2009)	26,900
# of Access Points	3	Region Labor Force	95,000
# of Roads	2	San Bernardino County Labor Force	870,400
Traffic Light Access	No	Region Median Age	30.77
Min Topographic Elevation	3009.21'	Region Median Household Income	49,776
Max Topographic Elevation	3060.22'	Colleges/Universities within 60 miles	16
Site Terrain	Flat	Commute Patterns:	# of Workers:
Wetlands Area	No	Less than 29 minutes	59,889
Environmental Studies	Specific Plan Environmental Impact Report; Site Cultural Report; Site Biological Report; Site Phase 1 Environmental	30 to 59 minutes	26,374
		60 or more minutes	22,334

Utilities		Transportation	
Sewer	Town of Apple Valley	N/S Interstate or Highway	I-15; Distance from site: 3.5 miles US-395; Distance from site: 16 mi
	12" sewer line runs along Navajo Road (the full length of the site's eastern perimeter)	E/W Interstate or Highway	SR-18; Distance from site: 5 mi I-40; Distance from site: 27 mi
Electric	Southern California Edison	Airports	Southern CA Logistics Airport (SCLA): Identifier: KVCV; Distance from site: 14 mi; Runway: 15,050'
	12 KV lies along Navajo Rd (eastern perimeter of site); 33 KV lies at Dale Evans Pkwy and Johnson Rd; Distance to nearest substation: 1.5 mi		Apple Valley Airport: Identifier: KAPV; Distance from site: 0.5 mi; Runways: 6,498' and 4,099'
Water	Apple Valley Ranchos Water District	Seaports	Los Angeles/Long Beach: Distance from site: 105 mi; Channel depth: -53' Mean Lower Low Water (MLLW)
	12" line serves the site	Railroads	No service to site
Gas	Southwest Gas		
	2" line at Navajo Rd and LaFayette St (NEC of site)		
Telecomm	Verizon Communications		
	Service to site		