

Direct development, refuse to meet w AVR
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To: Orlando Acevedo[OAcevedo@applevalley.org]
Cc: Frank Robinson[FRobinson@applevalley.org]; Lori Lamson[LLamson@applevalley.org]; Doug Fenn[DFenn@applevalley.org]
From: Dennis Cron
Sent: Thur 3/13/2014 9:06:16 AM
Importance: Normal
Subject: RE: proposed project
MAIL_RECEIVED: Thur 3/13/2014 9:06:18 AM

Yes Orlando, I do.

These development interests were previously warned that they should not agree to meet directly with Ranchos representatives at the Ranchos offices regarding their project requirements. They should continue to be warned this way still! They won't all heed the advice, but we should give it nevertheless. Ranchos remains much more reasonable when they are required to justify their demands with everyone else in the room at the same time. They are more careful about asking for ridiculous improvements to be made by the developer when they have to make the demand in the light of day. It is recommended that you instruct every development interest you communicate with that they should refuse to meet directly with Ranchos regarding their project requirements and that instead, meetings should be held at DSB with all appropriate parties in the room together.

Dennis

From: Orlando Acevedo
Sent: Thursday, March 13, 2014 9:33 AM
To: Dennis Cron
Cc: Frank Robinson; Lori Lamson; Doug Fenn
Subject: FW: proposed project

Any thoughts Mr. Cron?

Orlando Acevedo

Economic Development Manager

Apple Valley California

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From: Greg Miles [mailto:gmiles@AVRWATER.com]
Sent: Thursday, March 13, 2014 8:59 AM
To: Orlando Acevedo
Cc: Doug Fenn; jnailon@applevalleyfd.com; mark.rowan@merrelljohnson.com; Mike Lent; mike.casady@merrelljohnson.com
Subject: RE: proposed project

Orlando –

Yes, we did meet with Mark Rowan of Merrell Johnson and with the developer. We discussed the overall project and various issues regarding development, phasing and potential timing. When we talked about what size main is required on Dale Evans Pkwy to the site we indicated that at a minimum a 16" line would be required. But we also said there is potential developments north of this specific project in the Turtle Valley area and in the local area. With this in mind, we indicated we may need a 20" main, not that we "would need" one. And we also pointed out that there may be special facilities agreements that we can consider with the developer to get paid back by the next developer who ties to or extends this main. Please understand this is the first real meeting we had with the developer to understand his entire project which is somewhat early to be making final decisions. Also, we were given a new site plan to look at during this meeting and AVFPD was not at the meeting to give their input. We will always work with AVFPD for their input and meet their demands first and at the same time work within our Tariff Rules as given to us by the CPUC. This is Rule 15 for main extensions. Further discussion at this meeting led to us proposing to install a new tank in this upper pressure zone, which is currently under review by the CPUC. If this is approved, then this developer would not be required to install the 500K water tank that he is currently anticipating to construct at his site. As stated in the meeting, when we receive the request for our conditions from the Town on this project, we will discuss further options within AVRWC and with AVFPD to determine all requirements. Hope this sheds some light on the subject. Feel free to call me if you have any questions or need any additional information. Thanks.

Greg Miles, P.E.

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From: Orlando Acevedo [<mailto:OAcevedo@applevalley.org>]

Sent: Tuesday, March 11, 2014 3:17 PM

To: Greg Miles; Jason W. Nailon

Cc: Doug Fenn

Subject: proposed project

Gents, can you provide more information on the reason for the upgrade requirement? Thanks.