



TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** April 10, 2012
From: Brad Miller, Town Engineer **Item No:** 10
Subject: ACCEPT THE FINAL MAP FOR TRACT MAP NO. 18818
APPLICANT: PULTE HOMES

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

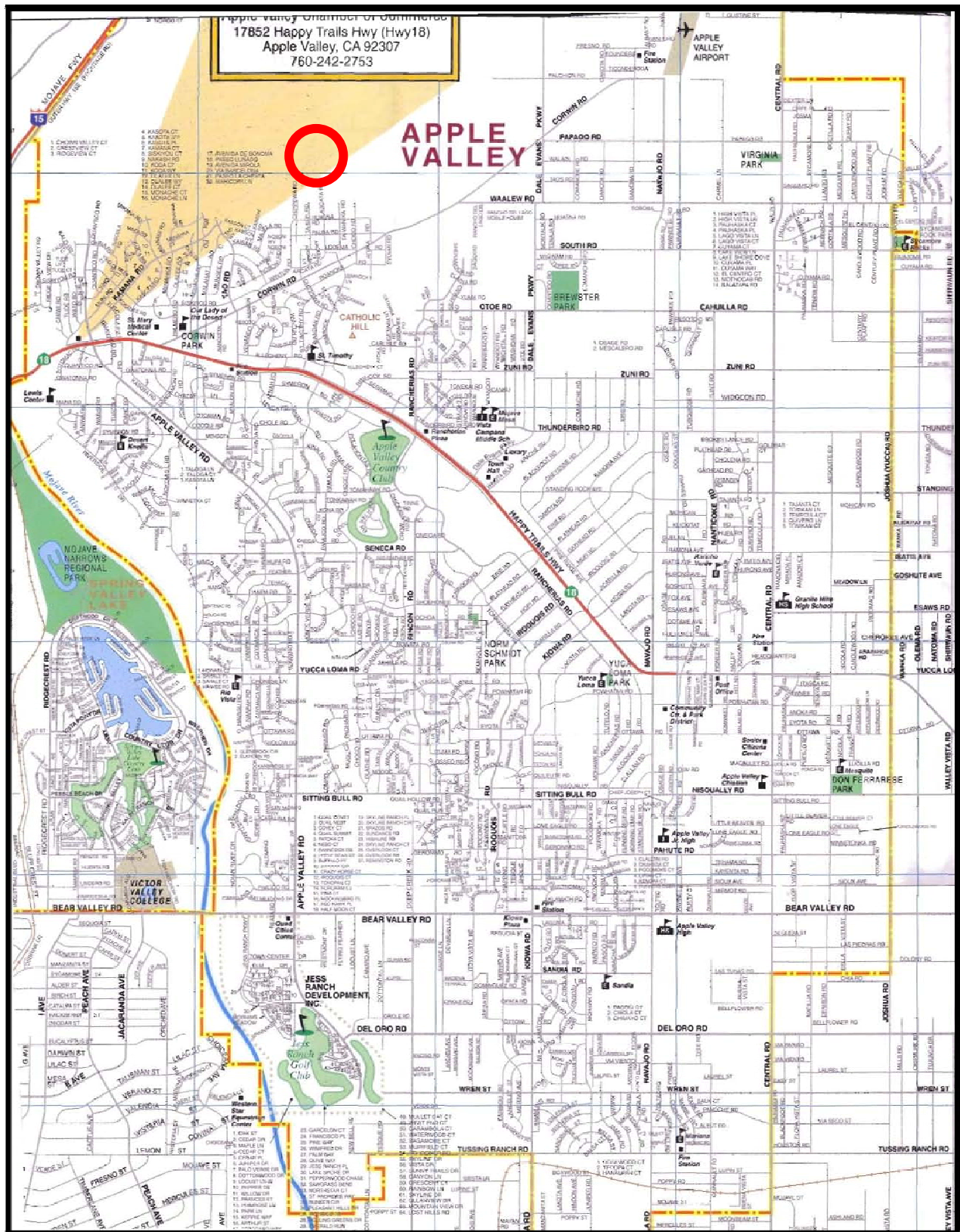
RECOMMENDED ACTION:

Move to accept the final map, securities and agreements for Tract Map No. 18818.

SUMMARY:

The applicant has complied with all conditions of approval placed on Tentative Tract Map No. 18818. Tentative Tract Map No. 18818 proposes to adjust the parcel lines between twenty-three (23) parcels within Tract Map No. 17062 to create eighteen (18) reconfigured parcels. Typically tract maps are associated with the creation of lots; however, in this instance the proposal exceeds the number of parcels that the lot lines can be adjusted as allowed by the Subdivision Map Act. Therefore, the applicant has filed a tentative tract map. The site is located generally on the north of Tussing Ranch Road and west of Lakeshore Drive. The Planning Commission reviewed and approved the Tentative Tract Map on June 15, 2011.

The applicant has completed all required improvements. Staff recommends that the Town Council accept the Final Map for Tract Map No. 18818.



TRACT No. 18818

BEING A SUBDIVISION OF LOTS 412 THROUGH 434, INCLUSIVE, AND LOTS 435 THROUGH 437, INCLUSIVE, AND LOTS 438 THROUGH 442, INCLUSIVE, OF TRACT 17062-2, IN THE TOWN OF APRILE, WALKER COUNTY, SAN BERNARDINO COUNTY, CALIFORNIA, AS SHOWN ON THE PLAT RECORDED IN BOOK 322 OF SAID COUNTY RECORDS AT PAGE 51.

BOCCOLA ENGINEERING, INC. SEPTEMBER, 2011



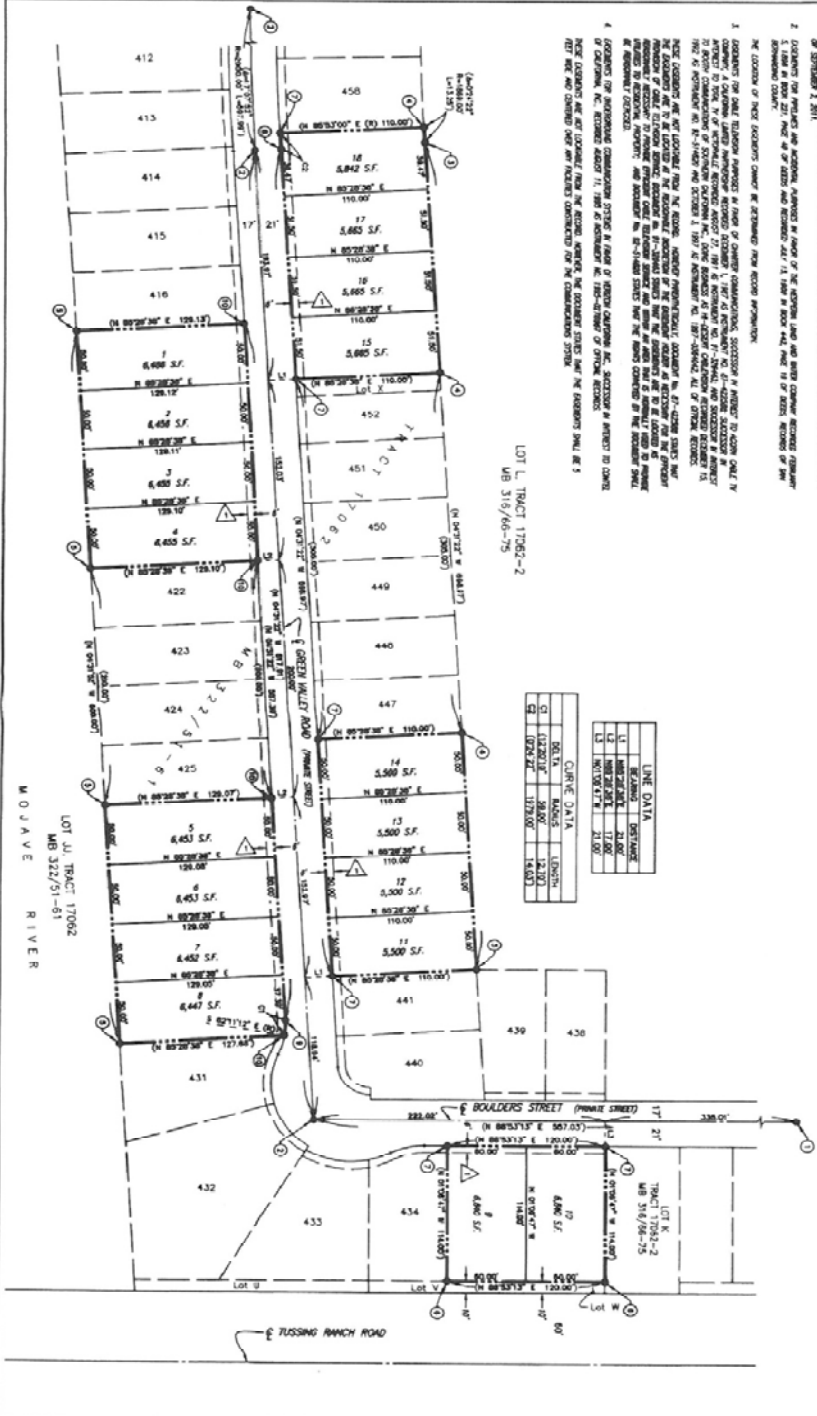
EXHIBIT LEGEND

- 1. THE EXHIBIT NUMBER IS SHOWN WITH A TRIANGLE WITH A NUMBER.
- 2. A TRIANGLE WITH A NUMBER INDICATES A POINT TO BE CONSIDERED AS PART OF THE SURVEY. UNLESS OTHERWISE NOTED, ALL POINTS ARE TO BE CONSIDERED AS BEING IN THE PLANE OF THE SURFACE. ALL POINTS ARE TO BE CONSIDERED AS BEING IN THE PLANE OF THE SURFACE. ALL POINTS ARE TO BE CONSIDERED AS BEING IN THE PLANE OF THE SURFACE.
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LOT L, TRACT 17062-2
WB 319/66-75

LINE DATA	
LINE NO.	DESCRIPTION
1	110.00'
2	110.00'
3	110.00'
4	110.00'
5	110.00'
6	110.00'
7	110.00'
8	110.00'
9	110.00'
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98	110.00'
99	110.00'
100	110.00'





TOWN OF APPLE VALLEY PLANNING COMMISSION

Agenda Item No. 2

Staff Report

AGENDA DATE:	June 15, 2011
CASE NUMBER:	Tentative Tract Map No. 18818
APPLICANT:	Buccola Engineering for Pulte Homes
PROPOSAL:	A request to approve Tentative Tract Map No. 18818 to adjust the lot lines between twenty-three (23) parcels within Tract Map No. 17062 to create eighteen (18) reconfigured parcels.
LOCATION:	The project is located within the Jess Ranch Specific Plan on Green Valley Road and Boulder Street. APNs 0434-931-10 thru -14, 0434-931-19 thru -23, 0434-931-28 thru -30, 0434-931-35 thru -39, 0434-931-46 thru 50.
ENVIRONMENTAL DETERMINATION:	Pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15305 the proposed request is Exempt from further environmental review.
CASE PLANNER:	Ms. Carol Miller, Senior Planner

RECOMMENDATION: Approval

PROJECT SITE AND DESCRIPTION

A. Project Size

The five (5) clusters of lots involve a total area of approximately two and one-half acres (2.5) within Tract Map No. 17062.

B. General Plan Designations

Project Site - Jess Ranch Specific Plan

North - Jess Ranch Specific Plan

South - Jess Ranch Specific Plan

East - Jess Ranch Specific Plan

West - Jess Ranch Specific Plan

C. Surrounding Zoning and Land Use

- Project Site – Medium Density Residential, Vacant
- North - Medium Density Residential, Vacant
- South - Medium Density Residential, Vacant
- East - Medium Density Residential, Single-Family Residential
- West - Medium Density Residential, Single-Family Residential

D. Site Characteristics

The subject lots are located within Tract Map No. 17062 Phase 2 located within the Jess Ranch Specific Plan. Although a portion of Tract Map No. 17062 is developed, the area in question is vacant, with only rough grading and underground utilities completed.

ANALYSIS

A. General

Tentative Tract Map No. 18818 proposes to adjust the parcel lines between twenty-three (23) parcels within Tract Map No. 17062 to create eighteen (18) reconfigured parcels. Typically tract maps are associated with the creation of lots; however, in this instance the proposal exceeds the number of parcels that the lot lines can be adjusted as allowed by the Subdivision Map Act. Therefore, the applicant has filed a tentative tract map for the Commission's consideration.

The purpose of the proposal is to widen the lots from a forty (40)-foot minimum to a fifty (50)-foot minimum to accommodate a wider housing product type. The reconfigured parcels are consistent with the surrounding lots within Tract Map No. 17062 and are consistent with the Jess Ranch Specific Plan.

All improvements related to streets and drainage will be installed in accordance with the approved plans for Tract Map No. 17062 as additional phases are constructed.

All underground utilities have been installed, including sewer. As each lot is developed, sewer laterals will be installed to serve each home.

B. Environmental Assessment

Pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15305 the proposed request is Exempt from further environmental review.

C. Noticing

The proposed Tentative Tract Map was legally noticed on June 3, 2011 in the Apple Valley News newspaper.

D. Findings

No Tentative Map shall be approved unless the Planning Commission or other approval authority makes all of the following findings:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and any applicable Specific Plan. The proposed subdivision or land use is compatible with the objectives, policies, general land uses and programs specified in the General Plan and any applicable Specific Plan (Subdivision Map Act 66473.5).

Comment: The purpose of the proposal is to widen the lots from a forty (40)-foot minimum to a fifty (50)-foot minimum to accommodate a wider housing product type. The reconfigured parcels are consistent with the surrounding lots within Tract Map No. 17062 and are consistent with the Jess Ranch Specific Plan.

2. The Planning Commission has considered the effects of its action upon the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Subdivision Map Act Section 66412.3).

Comment: The larger lots will create greater flexibility in the applicant's use of their housing product and the slight reduction in density will not be contrary to the needs of its residents or environmental resources.

3. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision (Subdivision Map Act Section 66473.1).

Comment: The reconfiguring of the parcel lines will not alter natural heating or cooling opportunities that were otherwise provided for under Tract Map No. 17062.

4. The Planning Commission shall determine whether the discharge of waste from the proposed subdivision into the existing sewer system would result in a violation of the requirements as set forth in Section 13000 et seq., of the California Water Code. If the Planning Commission finds that the proposed waste discharge would result in or add to a violation of said requirements, the Planning Commission may disapprove the subdivision (Subdivision Map Act Section 66474.6).

Comment: As the residential lots develop, each lot is required to connect to the existing sewer. The reduction in residential lots will lessen any impact to the system and therefore, will not violate the California Water Code.

5. In order to avoid the creation of undevelopable parcels of land, any subdivision falling wholly or partially in areas of fifteen (15) percent or steeper slopes shall be subject to the findings contained in Section 9.71.060.D of this Chapter.

Comment: The area is relatively flat and therefore, does not involve areas with steep slopes greater than fifteen (15) percent.

RECOMMENDATION

Based upon the information contained within this report, and any input received from the public at the hearing, it is recommended that the Planning Commission move to:

1. Find that pursuant to the California Environmental Quality Act (CEQA), Section No. 15305, the proposed request is Exempt from further environmental review.
2. Find the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve Tentative Tract Map No.18818, subject to the attached Conditions of Approval.
4. Direct staff to file the Notice of Exemption.

Prepared By:

Reviewed By:

Carol Miller

Lori Lamson

Senior Planner

Assistant Director of Community Development

ATTACHMENTS:

1. TTM 18818
2. Zoning Map

TOWN OF APPLE VALLEY

RECOMMENDED CONDITIONS OF APPROVAL

Case No. Tentative Tract Map No. 18818

Please note: *Many of the suggested 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.*

Planning Division Conditions of Approval

- P1. This tentative subdivision shall comply with the provisions of the State Subdivision Map Act and the Town Development Code. This tentative approval shall expire three (3) years from the date of approval by the Planning Commission/Town Council. A time extension may be approved in accordance with the State Map Act and Town Ordinance, if an extension application is filed and the appropriate fees are paid thirty (30) days prior to the expiration date. The Tentative Tract Map becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town's Development Code.
- P2. Prior to approval of the Final Map, the following agencies shall provide written verification to the Planning Division that all pertinent conditions of approval and applicable regulations have been met:

Apple Valley Fire Protection District
Apple Valley Ranchos Water Company
Apple Valley Public Services Division
Apple Valley Engineering Division
Apple Valley Planning Division

- P3. The filing of a Notice of Exemption requires the County Clerk to collect a documentary handling fee of fifty dollars (\$50.00). The fee must be paid in a timely manner in accordance with Town procedures.
- P4. The applicant shall agree to defend at his 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 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 these obligations under this condition.
- P5. Approval of the Tentative Tract Map No. 18818 by the Planning Commission is understood as acknowledgement of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, Appeals, of the Town of Apple Valley Development Code.
- P6. Lot design, size and development phasing shall conform to development standards and conditions of approval contained within the Jess Ranch Planned Unit Development and Tentative Tract No. 17062. The specific standards contained within the PUD supersede those contained within the Town Development Code. Topics not addressed by the PUD shall be governed by the Town Development Code.
- P7. All applicable conditions and mitigation measures of the Jess Ranch PUD and the underlying Tract Map No. 17062 shall apply to this map.

Fire Protection District Conditions of Approval

- FD1. 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.

- FD2. All new construction shall comply with applicable sections of the Uniform Fire Code, Uniform 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.
- FD3. 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. This shall be completed prior to any combustible construction. Apple Valley Fire Protection District Ordinance 22, Section (I). Install per A.V.F.P.D. Standard ARI #8
- FD4. Fire lanes shall be provided with a minimum width of twenty-four (24) feet, maintained, and identified.

Apple Valley Fire Protection District Ordinance 41

Install per A.V.F.P.D. Standard Series #202

- FD5. 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 six-hundred (600) feet. Turning radius on all roads within the facility shall not be less than 22-feet inside and minimum of 45-feet outside turning radius. Uniform Fire Code, Section 902.2.2.3. Apple Valley Fire Protection District Ordinance 22, Section 1 (e) Install per A.V.F.P.D. Standard Series #202.
- FD6. 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. New dwelling addresses shall be posted with a minimum of 4-inch numbers visible from the street, and during the hours of darkness the numbers shall be internally illuminated. Where building setbacks exceed 75-feet from the roadway, additional contrasting 4-inch numbers shall be displayed at the property entrance.
- FD7. 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.

Apple Valley Fire Protection District, Ordinance 41

Apple Valley Fire Protection District, Ordinance 42

A. Unless otherwise approved by the Fire Chief, on site protection water systems shall be designed to be looped main and fed from two (2) remote points.

B. System Standards:

*Fire Flow **750** GPM @ 20 psi Residual Pressure

Duration **2** Hour(s)

Hydrant Spacing **330** Feet

*If blank, flow to be determined by calculation when additional construction information is received. Install per A.V.F.P.D. Standard Series #101

C. A total number of fire hydrant(s) will be determined_at a later date. It is the responsibility of the owner/developer to provide all new fire hydrants with blue dot, reflective pavement markers set into street curb identification per Apple Valley Standards. Install per A.V.F.P.D. Standard Series #101.

FD8. An approved fire sprinkler system shall be installed throughout any building 5,000 square feet or greater and other per California Building Code requirements The system shall be connected to an approved alarm monitoring station and provide local alarm which will give an audible signal at a protected location. Supervision to be both water flow and tamper. Sprinkler work may not commence until approved plans and permits have been issued by the Fire District.

Apple Valley Fire Protection District, Ordinance 41

FD9. 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.

FD10. Apple Valley Fire Protection District Final Subdivision/Tract/Development fees shall be paid to the Fire District prior to final map acceptance according to the current Apple Valley Fire Protection District Fee Ordinance.

FD11. The developer shall submit a map showing complete street names within the development, to be approved by the Fire District prior to final map.

FD12. Prior to subdivision final map approval, the developer/owner shall either form or annex to a Mello-Roos Community Facilities District for Apple Valley Fire Protection District in order to provide, operate, and maintain fire protection facilities and to provide fire protection services. All "up front" costs associated with the formation of such district or annexation to such a district shall be borne by the developer/owner.

FD13. Pursuant to the Jess Ranch PUD, prior to construction of 2,000 units, Del Oro Road shall be paved a width of 24 feet to Town Engineering standards and extended to Deep Creek Road, unless Apple Valley Road is privatized and gated, in which event this condition shall be eliminated.

Building and Safety Division Conditions of Approval

No requirements

Engineering Division Conditions of Approval

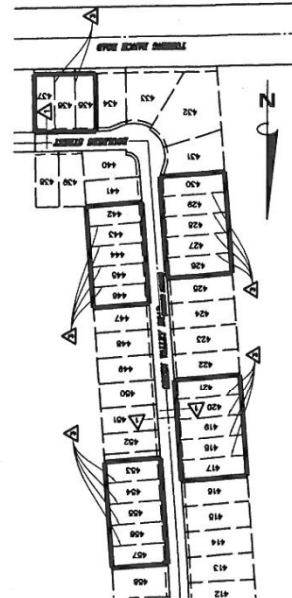
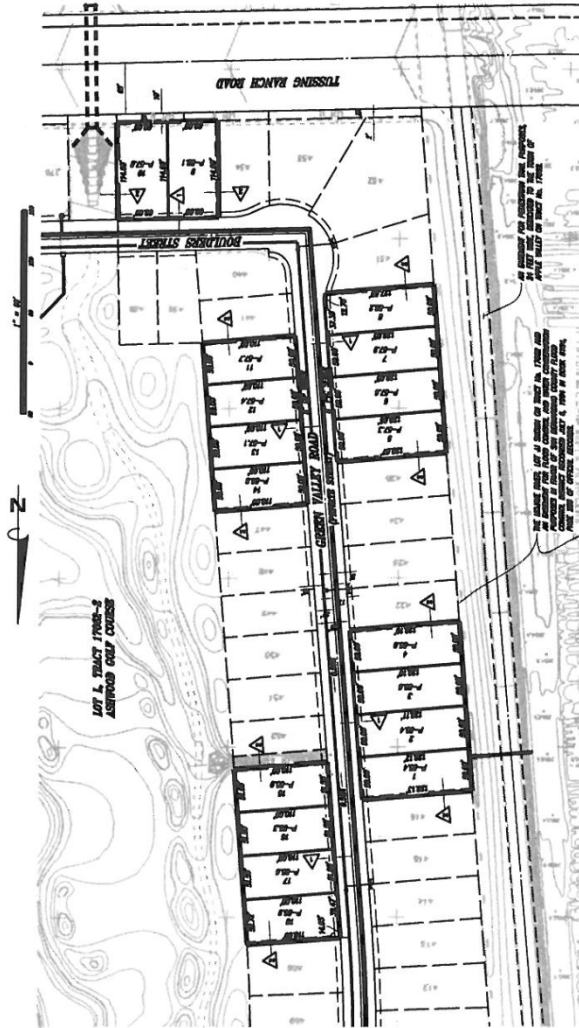
No requirements

Public Works Division Conditions of Approval:

PW1. Each lot shall be served with a sewer lateral.

End of Conditions

TENTATIVE MAP No. 18818
IN THE TOWN OF APPLE VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



GENERAL NOTES:

1. THE PLANNING AND ENGINEERING FEE HAS BEEN PAID TO THE ENGINEER AND ARCHITECT FOR THE PREPARATION OF THIS TENTATIVE MAP. THE ENGINEER'S FEE DOES NOT COVER THE COST OF THE TOWN COUNCIL MEETING OR THE COST OF THE TOWN COUNCIL MEETING OR THE COST OF THE TOWN COUNCIL MEETING.
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PREPARED IN THE OFFICE OF:
RUCCOLA ENGINEERING, inc
18071-3008
1000 Main Street, Suite 201, Downey, CA 91705
SHEET 2 OF 2 SHEETS

Zoning/Location Map
Tentative Tract Map No. 18818

