



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council Date: August 28, 2012

From: Brad Miller, Town Engineer Item No: 5
Engineering Department

Subject: ACCEPT THE FINAL MAP FOR PARCEL MAP NO. 19260

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

RECOMMENDED ACTION:

Approve the final map for Parcel Map No. 19260.

SUMMARY:

The applicant has complied with all Conditions of Approval required on Tentative Parcel Map No. 19260.

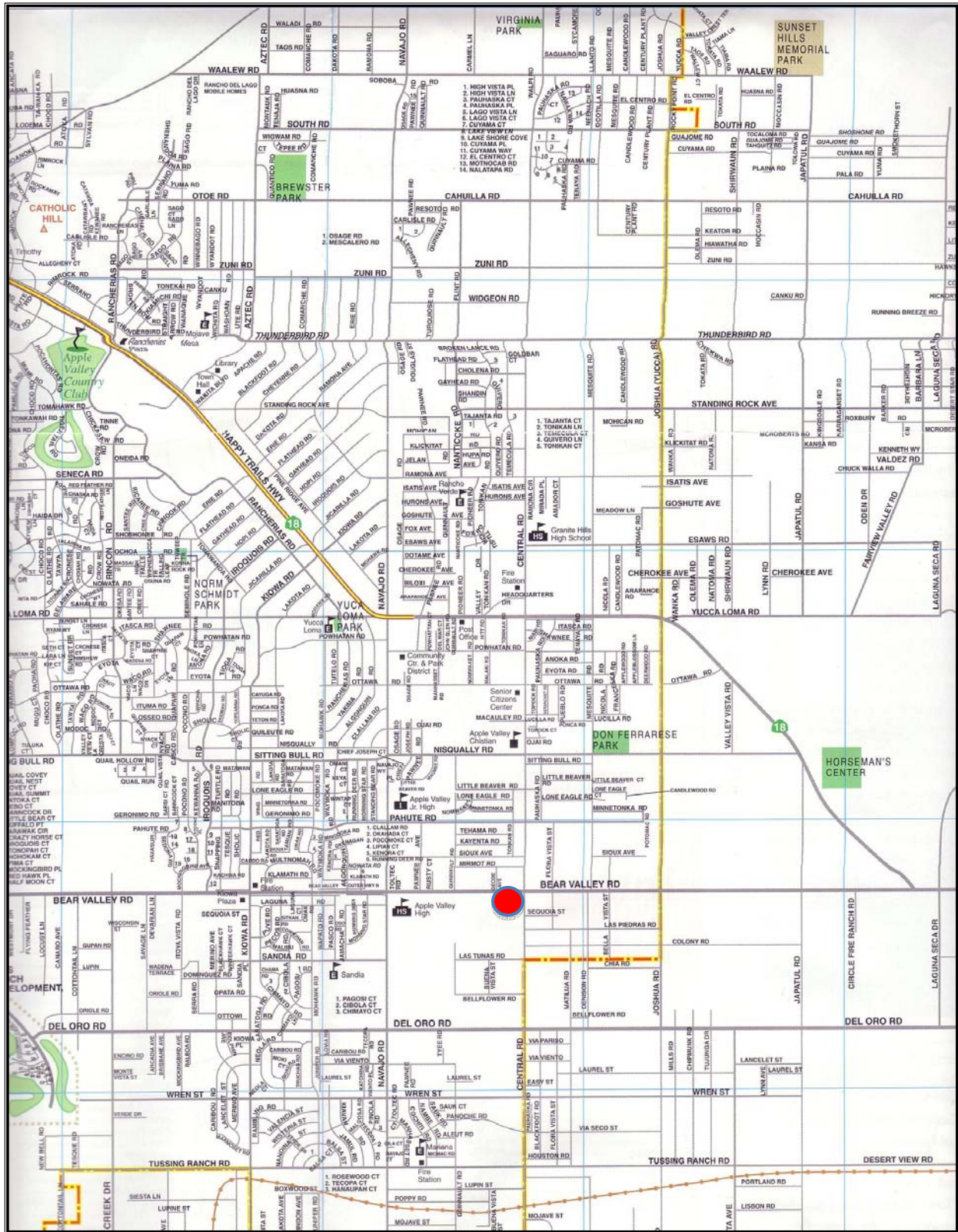
BACKGROUND:

At the May 5, 2010 Planning Commission meeting, the Commission reviewed the above referenced project, a request for approval to subdivide seventeen (17) acre site into two (2) commercial parcels. In accordance with the required Findings, the Tentative Parcel Map No. 19260 was approved subject to the attached Conditions of Approval.

FISCAL IMPACT:

All fees have been paid for by the developer to process this parcel map. There is no fiscal impact to the Town.

LOCATION MAP



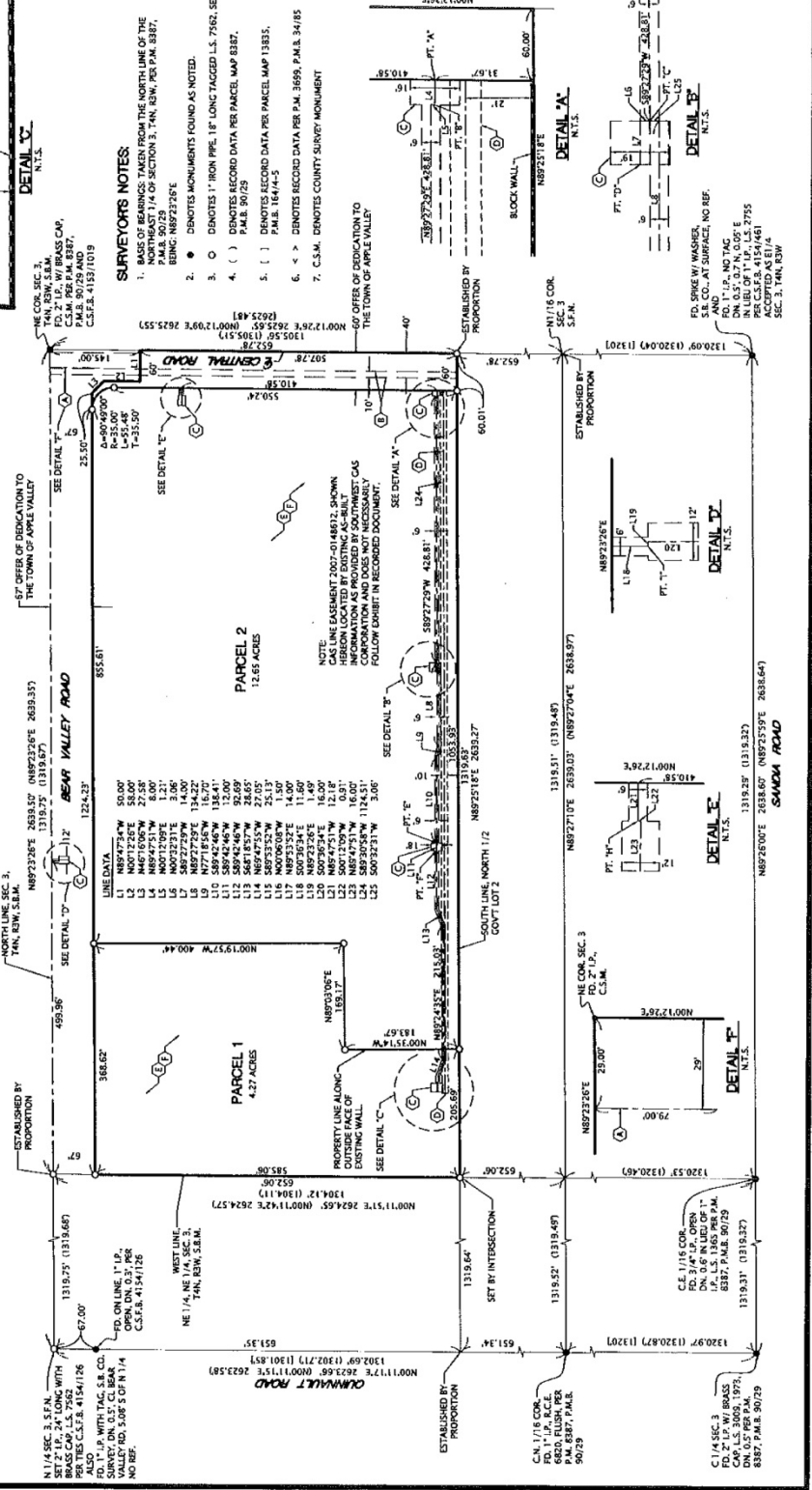
SHEET 3 OF 3 SHEETS

IN THE TOWN OF APPLE VALLEY

PARCEL MAP NO. 19260

BEING A DIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4
OF THE NORTHEAST 1/4 OF SECTION 3, T4N, R3W, S34M,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
MERRELL-JOHNSON ENGINEERING, INC.
JULY 2000

- (A) CERTIFYING BY MEASUREMENTS OF DISTANCES, WITHIN TO CALIFORNIA INTERSTATE TELEPHONE COMPANY AND CALIFORNIA ELECTRIC POWER COMPANY TELEPHONE AND ELECTRIC TRANSMISSION EQUIPMENT PER BOOK 4246, PAGE 491, O.R.
- (B) EASEMENT TO CORTEL OF CALIFORNIA FOR UNDERGROUND TELEPHONE AND COMMUNICATION SYSTEMS PER INST. NO. 90-20443, O.A.
- (C) EASEMENT OF 15 FEET WIDTHS TO SOUTHERN CALIFORNIA EDISON COMPANY FOR UNDERGROUND TELEPHONE AND COMMUNICATION SYSTEMS PER INST. NO. 2007-0146571, O.A.
- (D) EASEMENT TO SOUTHWEST GAS COMPANY FOR THE INSTALLATION AND MAINTENANCE OF A GAS PIPELINE OR PIPELINES AND APPURTENANCES PER INST. NO. 2007-0146812, O.R.
- (E) EASEMENT TO APPLE VALLEY MANHOLE WATER COMPANY FOR WATER PIPELINES AND ALL RELATED APPURTENANCES AND APPURTENANCES PER INST. NO. 2007-0146812, O.R.
- (F) EASEMENT TO VERIZON CALIFORNIA INC. FOR COMMUNICATIONS EQUIPMENT PER INST. NO. 2007-0933510, O.R. SAID EASEMENT IS BLANKET IN NATURE.



SCALE: 1" = 100'

67' OFFER OF DEDICATION TO THE TOWN OF APPLE VALLEY

ESTABLISHED BY PROPORTION

1319.25' (1319.648)

499.36'

366.62'

1319.25' (1319.648)

67.00'

1319.25' (1319.648)

1319.25' (1319.648)

651.35'

1319.64'

1319.52' (1319.485)

1319.52' (1319.485)

1319.31' (1319.327)

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1320.97' (1320.87) (1320)

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Town of Apple Valley

A Better Way of Life

14955 Dale Evans Parkway, Apple Valley, California 92307

May 6, 2010

Merrell-Johnson Engineering, Inc.
Mr. Craig Johnson
12138 Industrial Blvd. Ste 240
Victorville, Ca. 92395

Re: Tentative Parcel Map No. 19260

Dear Mr. Johnson:

At the May 5, 2010 Planning Commission meeting, the Commission reviewed and approved the above referenced project, a request for approval to subdivide seventeen (17) acre site into two (2) commercial parcels. In accordance with the required Findings, Tentative Parcel Map No. 19260 has been approved subject to the attached Conditions of Approval.

This action of the Town of Apple Valley shall not be final for a period of ten (10) days from the date of Planning Commission action to allow for the filing of any appeal pursuant to the Town's Development Code, Section 9.12.250, with the Town Clerk of the Town of Apple Valley.

This approval shall expire three (3) years from the date of action on **May 6, 2013**, unless the map is recorded or extended in accordance with the provision in the Development Code addressing time extensions. Any application for a time extension, and the appropriate fees, must be submitted to the Town of Apple Valley a minimum of thirty (30) days prior to the expiration date.

Enclosed you will find the conditions as modified and approved by the Planning Commission and as accepted by the applicant at the public hearing. If you have any questions on this matter, please contact Ms. Carol Miller at the Town's Planning Division at (760) 240-7000 Ext. 7222. 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,

Lori Lamson

Assistant Director of Community Development

c: file

FINAL CONDITIONS OF APPROVAL

Case No. Tentative Parcel Map No. 19260

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 Parcel 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. All checks shall be made payable to the Clerk of the Board of Supervisors.
- 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. Tentative Parcel Map TPM 19260 shall adhere to all requirements of the Development Code.
- P6. Approval of the Tentative Parcel Map No. 19260 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.
- P7. An agreement to grant reciprocal vehicular and pedestrian ingress/egress, parking and circulation access easements shall be submitted to extend over and across those areas designated as driveways, driving lanes, parking areas and pedestrian walkways of the respective parcel and with the existing commercial parcels.
- P8. Prior to final map approval, the theater building and landscaping, as approved by the Planning Commission, shall be completed for Parcel 1 or a cash deposit or bond shall be submitted for the amount of the required improvements to guarantee completion.

Building and Safety Division Conditions of Approval

- B1. Prior to final map approval, the applicant shall relocate all required parking lot lighting and electrical connections currently located on Building "B" to the new parcel to the satisfaction of the Building and Safety Division.

Engineering Division Conditions of Approval

None

Public Works Division Conditions of Approval:

- PW1. Sewage disposal shall be by connection to the Town of Apple Valley sewer system. Financial arrangements, plans and improvement agreements must be approved by the Town of Apple Valley Public Works Department.
- PW2. Buy-in fees will be required prior to Building Permit Contact the Public Works Department for costs associated with said fees.

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. Fire lanes shall be provided with a minimum width of thirty (30) feet, maintained, and identified.
Apple Valley Fire Protection District Ordinance 45
Install per A.V.F.P.D. Standard Series #202

- FD3. An approved fire sprinkler system shall be installed throughout any building:
- 5,000 square feet or greater, including garage and enclosed areas under roof.
 - Two stories or greater.
 - Existing building(s) with intensification of use, or
 - Other per California Building Code requirements.

The system shall be supervised and 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 45

FD4. 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.

FD5. Prior to issuance of building permit, the developer shall pay all applicable fees as identified in the Apple Valley Fire Protection District Ordinance.

End of Conditions