



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** May 26, 2015

From: Brad Miller, Town Engineer **Item No:** 10
Engineering Department

Subject: ACCEPT THE FINAL MAP FOR PARCEL MAP NO. 19645

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

RECOMMENDED ACTION:

Approve the final map for Parcel Map No. 19645.

SUMMARY:

The applicant has complied with all Conditions of Approval required on Tentative Parcel Map No. 19465.

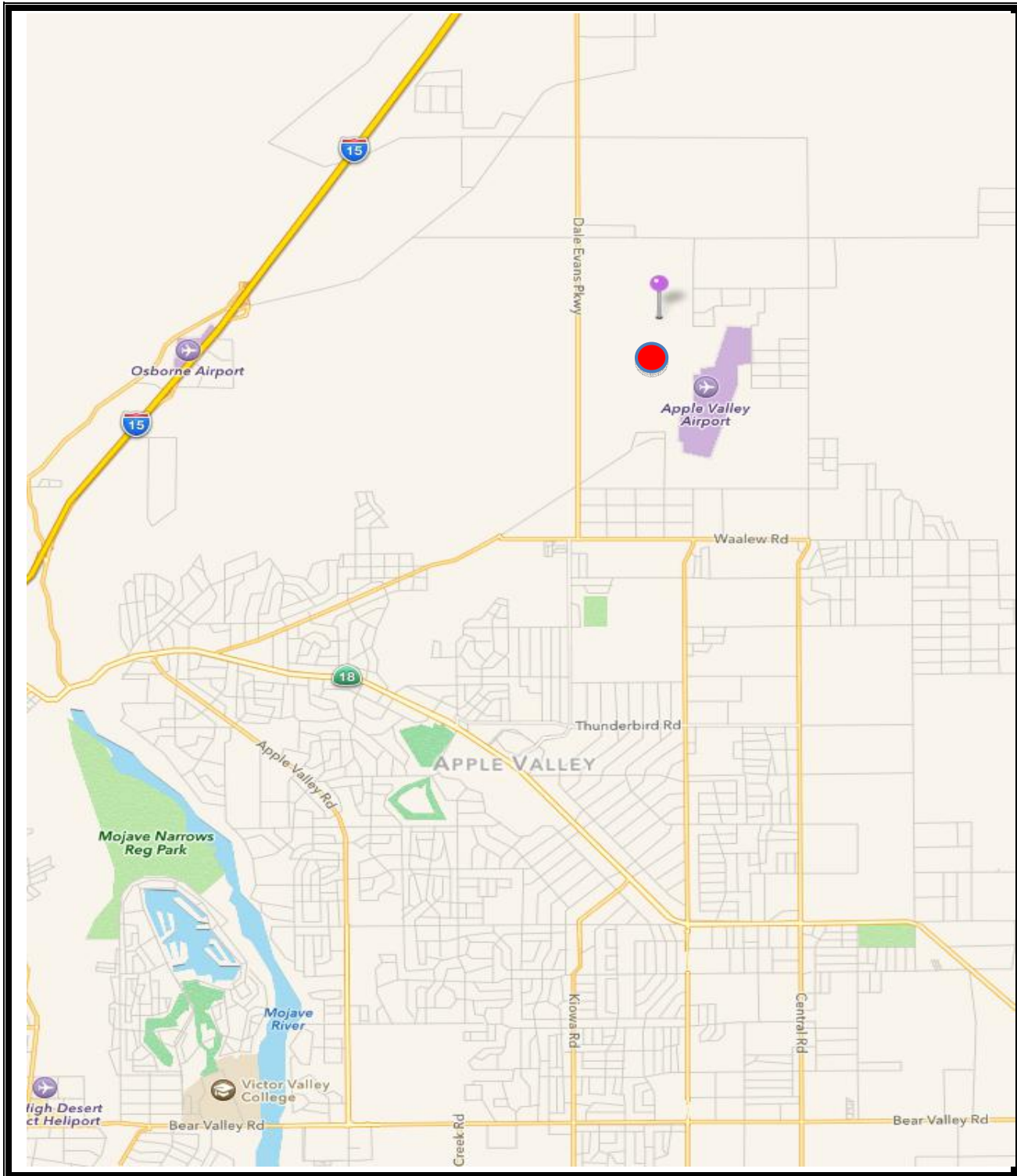
BACKGROUND:

At the May 6, 2015 Planning Commission meeting, the Commission reviewed the above referenced project, a request to consolidate and reconfigure ten(10) existing parcels into two (2) parcels consisting of 47.8 and 106.4 acres for future industrial development. In accordance with the required Findings, the Tentative Parcel Map No. 19645 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



PARCEL MAP NO. 19645

BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

HALL & FOREMAN, INC

MAY 2015

OWNER'S STATEMENT

I HEREBY STATE THAT WE ARE ALL AND ONLY THE PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID LAND, AND THAT WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.
WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF APPLE VALLEY, THE PUBLIC IN GENERAL, AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC RIGHT-OF-WAY, PUBLIC ROADS AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS NAVAJO ROAD, LAFAYETTE ROAD AND DACHSHUND AVENUE AS SHOWN ON THE ANNEXED MAP THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE TOWN OF APPLE VALLEY.

WATSON LAND COMPANY, A CALIFORNIA CORPORATION

SIGNATURE _____ PRINTED NAME _____
TITLE _____ DATE _____

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE, VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } SS
ON _____ BEFORE ME, _____
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE _____
NAME _____
COUNTY OF _____
MY COMMISSION EXPIRES _____
COMMISSION NUMBER _____

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THE OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THIS MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE

\$ _____
DATE _____ LARRY WALKER, AUDITOR-CONTROLLER/
TREASURER/TAX COLLECTOR
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY

SIGNATURE OMISSIONS STATEMENT

PURSUANT TO THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA THE SIGNATURES OF THE FOLLOWING OWNERS/HOLDERS/BENEFICIARIES OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 9, 1988 AS INSTRUMENT NO. 88-301451 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1987 AS INSTRUMENT NO. 387013 OF OFFICIAL RECORDS.

AN OFFER OF DEDICATION TO APPLE VALLEY COUNTY WATER DISTRICT, A BODY CORPORATE AND POLTIC FOR PIPELINES, UTILITIES, ACCESS AND INCIDENTAL PURPOSES, RECORDED MARCH 9, 1987 AS INSTRUMENT NO. 87-76854 OF OFFICIAL RECORDS.

A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JUNE 1, 1916 IN BOOK "K" OF PATENTS, PAGE 94.

A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED JULY 7, 1925 IN BOOK 12, PAGE 33 OF OFFICIAL RECORDS.

AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 523, PAGE 68 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AND CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, THEIR SUCCESSORS AND ASSIGNS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 14, 1988 AS INSTRUMENT NO. 88-012194 OF OFFICIAL RECORDS.

AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AND CONTINENTAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION, FOR RIGHT OF WAY TO CONSTRUCT AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1988 AS INSTRUMENT NO. 1988-237281 OF OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE, AT THE REQUEST OF CRAIG HALVERSON IN MAY, 2015. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE MAY 1, 2016, IN COMPLIANCE WITH SECTIONS 66435 AND 66436 OF THE SUBDIVISION MAP ACT, AND ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

WILLIAM G. HOFF, L.S. 6685 _____ DATE _____



TOWN ENGINEER'S STATEMENT

I HEREBY STATE, THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. 19654, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

NORMAN BRADLEY MILLER, REC 59859 _____ DATE _____
TOWN ENGINEER, TOWN OF APPLE VALLEY, CALIFORNIA
EXPIRATION DATE: DECEMBER 31, 2015

TOWN SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP ENTITLED PARCEL MAP NO. 19654, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

AMELIA PAULA PEREIRA, L.S. 8493 _____ DATE _____
TOWN SURVEYOR, TOWN OF APPLE VALLEY, CALIFORNIA
EXPIRATION DATE: DECEMBER 31, 2016

TOWN COUNCIL'S CERTIFICATE

I HEREBY CERTIFY THAT THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, CALIFORNIA, DULY APPROVED THIS MAP OF PARCEL MAP NO. 19654. I HEREBY ACKNOWLEDGE THE FOREGOING OFFERS OF DEDICATION, AND TO ACCEPT ALL EASEMENTS FOR PUBLIC RIGHT-OF-WAY, PUBLIC ROADS AND PUBLIC UTILITY PURPOSES, SUBJECT TO THEIR IMPROVEMENTS IN ACCORDANCE WITH THE TOWN OF APPLE VALLEY STANDARDS.

LA VONDA MURPHY-PEARSON _____ DATE _____
TOWN CLERK, TOWN OF APPLE VALLEY, CALIFORNIA

BY: _____
DEPUTY

BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF _____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND SPECIAL ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

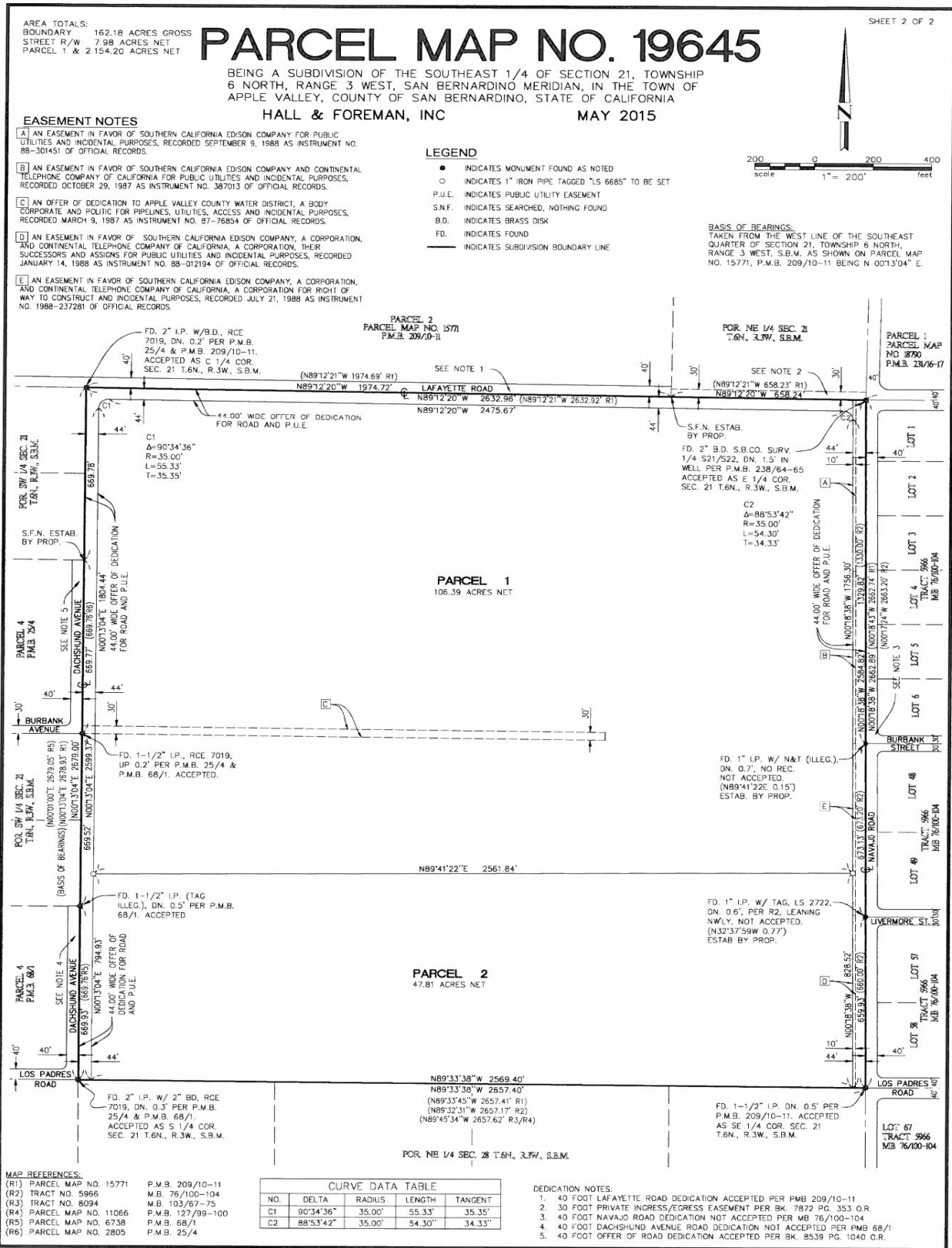
DATE: _____
LAURA H. WELCH, CLERK OF THE BOARD OF SUPERVISORS
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____
THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____
OF _____ AT PAGE _____ AT THE REQUEST
OF _____

IN THE AMOUNT OF \$ _____
BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO
BY: _____
DEPUTY





Town of Apple Valley

A Better Way of Life

14955 Dale Evans Parkway, Apple Valley, California 92307

May 7, 2015

Watson Land Company
Craig Halverson
22010 Wilmington Avenue
Carson, Ca 90745

Re: Tentative Parcel Map No. 19645

Dear Mr. Halverson:

At the May 6, 2015 Planning Commission meeting, the Commission reviewed and approved the above referenced project, a request for approval to consolidate and reconfigure ten existing parcels into two parcels. In accordance with the required Findings, Tentative Parcel Map No. 19645 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, 2018**, 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 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 me 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,

Carol Miller, Principal Planner

TOWN OF APPLE VALLEY

FINAL CONDITIONS OF APPROVAL **Tentative Parcel Map No. 19645**

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 Parcel Map 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 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. Tentative Parcel Map No. 19645 shall adhere to all requirements of the North Apple Valley Industrial Specific Plan and Development Code.
- 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 Parcel Map No. 119645 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. The filing fee for a Notice of Exemption (NOE) requires the County Clerk to collect a handling fee of \$50.00. The fees must be paid within five (5) days of the approval of this application in order to reduce the Statute of Limitations to thirty (30) days. All fees must be submitted prior to the issuance of any permits. All checks shall be made payable to the County of San Bernardino Clerk of the Board.

Engineering Division Conditions of Approval

- EC1. A forty-four (44)-foot wide half-width road dedication along Navajo Road shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC2. A forty-four (44)-foot half-width road dedication along Lafayette Road shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC3. A thirty-five (35)-foot radius at the corner of Navajo Road and Lafayette Road shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC4. A forty-four (44)-foot half-width road dedication along Dachshund Road shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC5. A thirty-five (35)-foot radius at the corner of Lafayette Road and Dachshund Road shall be granted to the Town of Apple Valley prior to Final Map Approval.

End of Conditions