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**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA**

WEDNESDAY, MAY 3, 2017

Regular Meeting 6:00 p.m.

Town Council Chambers
14955 Dale Evans Parkway

PLANNING COMMISSION MEMBERS

Mark Shoup, Chairman
B. R. "Bob" Tinsley, Vice-Chairman
Jason Lamoreaux, Commissioner
Doug Qualls, Commissioner
Bruce Kallen, Commissioner

PLANNING DIVISION OFFICE: (760) 240-7000 Ext. 7200
www.AVPlanning.org

Monday - Thursday 7:30 a.m. to 5:30 p.m.
Alternating Fridays 7:30 a.m. to 4:30 p.m.



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**TOWN OF APPLE VALLEY
PLANNING COMMISSION AGENDA
REGULAR MEETING
WEDNESDAY MAY 3, 2017 – 6:00 P.M.**

PUBLIC PARTICIPATION IS INVITED. Planning Commission meetings are held in the Town Council Chambers located at 14955 Dale Evans Parkway, Apple Valley, California. If you wish to be heard on any item on the agenda during the Commission's consideration of that item, or earlier if determined by the Commission, please so indicate by filling out a "REQUEST TO SPEAK" form at the Commission meeting. Place the request in the Speaker Request Box on the table near the Secretary, or hand it to the Secretary at the Commission meeting. (G.C. 54954.3 {a}).

Materials related to an item on this agenda, submitted to the Commission after distribution of the agenda packet, are available for public inspection in the Town Clerk's Office at 14955 Dale Evans Parkway, Apple Valley, CA during normal business hours. Such documents are also available on the Town of Apple Valley website at www.applevalley.org subject to staff's ability to post the documents before the meeting.

The Town of Apple Valley recognizes its obligation to provide equal access to those individuals with disabilities. Please contact the Town Clerk's Office, at (760) 240-7000, two working days prior to the scheduled meeting for any requests for reasonable accommodations.

REGULAR MEETING

The Regular meeting is open to the public and will begin at 6:00 p.m.

CALL TO ORDER

ROLL CALL

Commissioners: Lamoreaux_____; Kallen _____; Qualls_____
Vice-Chairman Tinsley_____ and Chairman Shoup_____

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Minutes for the Regular Meeting of March 15, 2017

PUBLIC COMMENTS

Anyone wishing to address an item not on the agenda, or an item that is not scheduled for a public hearing at this meeting, may do so at this time. California State Law does not allow the Commission to act on items not on the agenda, except in very limited circumstances. Your concerns may be referred to staff or placed on a future agenda.

PUBLIC HEARING ITEMS

- 2. Tentative Tract Map No. 16922 Time Extension.** The applicant proposes a request for a time extension of a previously approved subdivision of eighty-six (86) single-family residential lots within the Deep Creek Estates Specific Plan.

APPLICANT: ACTK Capital Partners, LLC
LOCATION: Located at the northwest corner of Deep Creek and Tussing Ranch Roads; APNs 0434-201-14 & 48.

ENVIRONMENTAL DETERMINATION: There is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for this project, and adopted by the Town Council on June 24, 2008. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.

CASE PLANNER: Ms. Carol Miller, Principal Planner
RECOMMENDATION: Approval
- 3. Conditional Use Permit 2016-004.** The applicant is requesting a Conditional Use Permit to install a thirty-nine (39)-foot tall, wireless telecommunications pole within the public right-of-way. The project will also include the installation a four (4)-foot tall utility pedestal adjacent to the pole.

APPLICANT: Mobilitie, LLC
LOCATION: Project is located within the public right-of way on the east side of Jess Ranch Parkway, approximately 730 feet south of Bear Valley Road

ENVIRONMENTAL DETERMINATION: Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15061 (a)(4), the project is considered Exempt as a project in which the local authority denies..

CASE PLANNER: Ms. Pam Cupp, Associate Planner
RECOMMENDATION: Withdrawal at the request of the applicant
- 4. Conditional Use Permit 2016-005.** The applicant is requesting a Conditional Use Permit to install a thirty-nine (39)-foot tall, wireless telecommunications pole within the public right-of-way. The project will also include the installation a four (4)-foot tall utility pedestal adjacent to the pole.

APPLICANT: Mobilitie, LLC
LOCATION: Project is located within the public right-of way on the west side of Kasota Road, approximately sixty (60) feet south of Kokanee Road

ENVIRONMENTAL DETERMINATION: Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15061 (a)(4), the project is considered Exempt as a project in which the local authority denies..

CASE PLANNER: Ms. Pam Cupp, Associate Planner
RECOMMENDATION: Withdrawal at the request of the applicant

OTHER BUSINESS

5. **Subdivision Map Act Violations** – Opportunity to Present Evidence to Legislative Body Per Government Code§ 66499.36 Prior to Recordation of Notice of Violation.
6. A request to consider a General Plan Conformity Finding for the Town's Capital Improvement Program (CIP) for fiscal year 2017-2018.

PLANNING COMMISSION COMMENTS

STAFF COMMENTS

ADJOURNMENT

In that there are no items scheduled for the May 17 and June 7, 2017 meetings, the Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on June 21, 2017.



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TOWN OF APPLE VALLEY PLANNING COMMISSION

Staff Report

- AGENDA DATE:** May 3, 2017
- CASE NUMBER:** Tentative Tract Map No. 16922 Time Extension
- APPLICANT:** ACTK Capital Partners, LLC.
- PROPOSAL:** This is a request for a time extension of a previously approved subdivision of eighty-six (86) single-family residential lots within the Deep Creek Estates Specific Plan.
- LOCATION:** Located at the northwest corner of Deep Creek and Tussing Ranch Roads; APNs 0434-201-14 & 48.
- ENVIRONMENTAL DETERMINATION:** There is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for this project, and adopted by the Town Council on June 24, 2008. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
- CASE PLANNER:** Ms. Carol Miller, Principal Planner
- RECOMMENDATION:** Approval

PROJECT SITE AND DESCRIPTION

- A. Project Size
The property consists of two (2) parcels totaling approximately eighty (80) acres in size.
- B. General Plan Designations:
Project Site – Specific Plan (SP)
North - Residential Low Density (R-LD)
South - San Bernardino County AG-SCP (Town Sphere of Influence)
East - Residential Low Density (R-LD)
West - Residential Low Density (R-LD and Specific Plan (SP))
- C. Surrounding Zoning and Land Use:

Project Site - Specific Plan (SP), Vacant
North- Residential Agriculture (R-A)
South- San Bernardino County AG-SCP (Town Sphere of Influence)
East- Residential Agriculture (R-A)
West - Residential Low Density (R-LD and Specific Plan (Jess Ranch SP), Residential and Cooper Home

D. Site Characteristics

The Specific Plan area is vacant land with scattered native vegetation, including numerous Joshua Trees. Topographically, the property consists of a flat lower section with bluff areas rising to the east and then gently sloping areas. The project is basically split topographically by the bluff that runs generally from southeast to northwest. The existing site is heavily impacted by Off Highway Vehicles (OHV) trails along the bluffs.

ANALYSIS

A. Background

The Town Council approved Tentative Tract Map No. 16922 on June 24, 2008 with an expiration date of June 24, 2011. In accordance with the Town of Apple Valley Development Code, tentative maps may be extended for one (1) year up to a maximum of three (3) years following the initial three (3) year approval. The tentative map was eligible for three (3) legislative time extensions (AB 333; AB 208 and AB 116), that collectively extended this expiration date by an additional six (6) years to June 24, 2011. In accordance with the Town of Apple Valley Development Code and in compliance Section 66452.6(e) of the Subdivision Map Act, the applicant is now requesting a three (3) year extension of time. Unless extended through additional legislative actions, this is the final map extension.

B. General:

The Extension of Time process affords the Town an opportunity to review subdivisions for compliance with current site development standards of the Development Code and the Deep Creek Estates Specific Plan, in addition to any agency regulation changes.

There have been no physical alterations or improvements made to the property that necessitates major changes to the Conditions of Approval, however; changes to the Conditions of Approval are recommended to reflect agency regulation changes.

If circumstances, conditions and requirements have changed sufficiently to warrant new conditions (such as updated park/recreation fees, general Town street standards or the need to conform to equestrian trail provision requirements), and the applicant will not agree to those new conditions, the Commission has the authority and responsibility to deny the Time Extension, citing the fact(s) that the Tentative Map would not be consistent with the requirements applicable today. For the Commission's convenience, staff has included the original Conditions of Approval with substantive recommended modifications in ~~strikeout~~ (deletions) and underline (additions).

The most notable change to the Conditions of Approval is related to the mapped blue line stream that occurs on a portion of the project site. A Jurisdictional Delineation Report dated August 14, 2007 was submitted to the Town. However, it appears this report only considered the blue line stream not be "Waters of the U.S." per criteria of the Army Corp of Engineers (ACOE). Because development of the project appears to result in construction activities within or adjacent to the blue line stream, approval from the California Department of Fish and Wildlife is required.

C. Environmental Assessment:

There is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for this project, and adopted by the Town Council on June 24, 2008. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.

D. Noticing:

The proposed Tentative Tract map was legally noticed in a local newspaper on April 21, 2017.

E. Findings:

In considering any Tentative Tract Map, the Commission is required by the Development Code to make specific Findings. The following are the Findings for a Tentative Tract Map required under Section 9.71.040 (A5) of the Development Code and a comment to address each:

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 subject property is located within the Deep Creek Estate Specific Plan. The land use designations within the Specific Plan are Single-Family Residential (R-SF) and Residential Equestrian (R-E), and by size, shape and configuration could be used in a manner consistent with the Deep Creek Estate Specific Plan. The project is a proposal to subdivide the properties into eighty-six (86) single-family lots and, with adherence to staff recommended conditions, will meet the minimum requirements for lot size, width and depth as prescribed by the Code Deep Creek Estate 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 proposal consists of a land subdivision located on residentially designated land for future residential development. No houses are being removed and housing needs will not be negatively impacted.

3. The design of the subdivision provides, to the extent feasible, for the future passive or natural heating or cooling opportunities in the subdivision.

Comment: The lots created under this subdivision within the Residential Single-Family (R-SF) and Residential Equestrian (R-E) zoning designations are appropriate in size to provide natural heating and cooling opportunities for development of the site. However, as development occurs, the individual lots are subject to the implementation of natural heating and cooling requirements pursuant to Title 24 energy requirements.

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: The project is a residential land subdivision and is required to connect to the Town of Apple Valley sewer system and requires approval of the Town of Apple Valley Public Works Division to meet the requirements of the Town.

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. Determine that, there is no new substantial change in the project or new information that would result in new, significant environmental impacts beyond those identified within the Mitigated Negative Declaration that was prepared for this project, and adopted by the Town Council on June 24, 2008. Therefore, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, the proposed request is not subject to further environmental review.
2. Find that the facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve a three (3)-year extension of time for Tentative Tract Map No.16922, subject to the attached, Conditions of Approval, as amended.
4. Direct Staff to file the Notice of Determination

Prepared By:

Carol Miller
Principal Planner

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Tentative Tract Map
3. Zoning Map

TOWN OF APPLE VALLEY

FINAL CONDITIONS OF APPROVAL

Case No. Tentative Tract Map No. 16922 Time Extension

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~~ Liberty Utility
Apple Valley Public Services Department
Apple Valley Engineering Division
Apple Valley Planning Division
~~California Department of Fish & Game~~
- P3. Upon approval of the Tentative Tract Map No. 16922, the applicant shall be responsible for the payment of all CEQA-mandated environmental review and filing fees to the Department of Fish and Game and/or the San Bernardino County 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. Approval of the Tentative Tract Map No. 16922 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. Prior to recordation the applicant shall provide the Planning Division with a copy of the subdivision in an electronic format compatible with the Town's current technology.

- P7. All slopes over three (3) feet in height shall be landscaped and irrigated according to Town standards.
- P8. Any protected desert plants or Joshua Trees impacted by the development are subject to the regulations specified in Section 9.76.020 (Plant Protection and Management) of the Development Code. Prior to the issuance of a Grading Permit, a study by a qualified Native Plant Expert shall be prepared to determine if the identified trees will be saved, located or removed, in compliance with the Town’s Native Plant Protection Ordinance.
- P9. Lot design, size and development phasing shall conform to development standards and Conditions of Approval contained within the Deep Creek Estates Specific Plan Development Standards and Tentative Tract No. 16922. The specific standards contained within the Deep Creek Estates supersede those contained within the Town Development Code. Topics not addressed by the Deep Creek Estates Specific Plan shall be governed by the Town Development Code.
- P10. A six (6)-foot six (6)-inch high sound barrier shall be provided on the lots adjacent to Tussing Ranch Road at the landscape setback line. The noise control barriers may be constructed using one of the following materials:
 - a. Decorative masonry block
 - b. Stucco on Wood Frame
 - c. 3/4 –inch plywood
 - d. 1/4-inch glass or 1/2 –inch LEXAN
 - e. Any combination of these materials or any material rated 3.5 pounds per square foot surface weight or greater.

Each completed noise control barrier must present a solid face from top-to-bottom. Cutouts and openings are not permitted except for drain holes.

- P11. The buildings shall be constructed at a minimum in accordance with Table 10 below. Any two story homes constructed along Tussing Ranch Road shall install windows with a Sound Transmission Class (STC) rating as high as STC 32.

TABLE 10:

<u>Panel</u>	<u>Construction</u>
Exterior Wall	7/8-inch stucco or siding, 2-inch by 4-inch studs, R-13 fiberglass insulation, drywall.
Windows	Dual pane
Door	Solid Core Wood with weather stripping
Roof	Shingle or tile over sheathing, R-19 fiberglass Insulation, drywall, vented
Floor	Carpeted except for kitchen and baths.

- P12. If the developer constructs custom homes that consist of clearly different elevations and floor plans, with no two (2) homes the same, a Development Permit shall not be required, but shall be consistent with the Deep Creek Estates Specific Plan Design Guidelines.
- P13. Subdivision walls shall be constructed of slump stone, split face or masonry material, along the perimeter of the property lines. However, within the hillside areas, wrought iron and/or tubular fencing may be constructed. Prior to recordation of the Final Map, the Developer/applicant shall

submit detailed plans showing all proposed walls for this subdivision subject to approval by the ~~Director of Economic and Community Development (or designee)~~ Planning Division.

- P14. If the tract map is adjacent to existing development, a fence/wall plan shall be submitted with the grading and landscape/irrigation plans to identify how new fencing or walls will relate to any existing fences or walls located around the perimeter of the tract/parcel map. The developer shall be required to connect to the existing fencing/walls or collaborate with the adjacent property owners to provide new fencing/walls and remove the existing fence/wall, both options at the developer's expense. Double fencing shall be avoided and review and approval of the fencing/wall plan is required prior to issuance of grading permits.
- P15. The project shall conform to the R-SF, Residential Single-Family and R-EQ, Equestrian Residential, development standards for front, side and rear yard-building setbacks in conformance with the Deep Creek Estates Development Standards.
- P16. The project shall incorporate sidewalks, which shall be shown on Engineering Improvement Plans, subject to approval by the Director of Economic and Community Development (or designee).
- P17. Prior to grading of the site, updated Biological Studies (Desert Tortoise, Mohave Ground Squirrel, Burrowing Owl) shall be submitted to ensure that special status species have not move onto the site since the date of the initial biological survey conducted in August 22, 2007.
- P18. Prior to issuance of a grading permit, clearance from the California Department of Fish and ~~Game~~ Wildlife must be obtained for any permits deemed necessary for the location or habitat of the Mojave Ground Squirrel.
- P19. During grading of any phase of the project, the site shall be monitored to ensure that the presence of any sensitive or special status animal species is not evident. A pre-construction survey shall be conducted prior to land clearing to ensure the special status species (Desert Tortoise, Mohave ground squirrel, burrowing owl, sharp-shinned hawk and loggerhead shrike) have not moved on to the site since the August 23, 2007 date of the Biological Survey. In the event evidence of special status species are present, appropriate permits shall be obtained from the U.S. Fish and Wildlife Service and California Department of Fish and Game (CDFG).
- P20. The project shall also conform to the Open Space Conservation (OS-C) and the Hillside Ordinance development standards as identified in the Deep Creek Estates Specific Plan and Town of Apple Valley Development Code.
- P21. A copy of the final grading plan shall be submitted to the Planning Division for review and approval.
- a. All on-site cut and fill slopes shall be limited to a maximum slope ratio of 2 to 1 and a maximum vertical height of thirty (30) feet. Setbacks from top and bottom of slopes shall be a minimum of one-half the slope height.
 - b. Slopes shall be contour graded to blend with existing natural contours.
 - c. Slopes shall be a part of the downhill lot when within or between individual lots.
- P22. The Covenants, Conditions and Restrictions (CC&Rs) shall be reviewed and approved by the Planning Division prior to final approval of the Tract map. Prior to the sale of the first residential

lot for private occupancy, a Homeowner's Association, or Mutual Benefit Corporation, shall be formed or incorporated to control and maintain the common privately owned properties/areas within said community. Said Homeowner's Association, or corporation, shall be reviewed by the Town prior to the sale of the first lot within the community and acceptable Covenants, Conditions & Restrictions (CC&Rs) shall be created to identify all of the duties and costs associated with both the short- and long-term maintenance and repair of the facilities and features of the common areas. The CC&Rs should specify that the Homeowner's Association shall be responsible for the enforcement of the CC&Rs. CC&Rs created for a community shall detail the short and long-term maintenance and operation of all streets, common areas and facilities within a development, including all interior and exterior landscaping (if not covered by a Landscape Maintenance District), walls, gates, stacking areas, cross-lot drainage structures and recreational facilities, etc. The CC&Rs shall be submitted to the Town of Apple Valley for review and approval prior to the approval of the final map. The Town of Apple Valley shall not be a party to any CC&Rs created for a community and shall not enforce any provisions of said CC&Rs.

- P23. A clear and comprehensive disclosure document shall be provided to each prospective home/lot buyer that presents the responsibilities, liabilities and costs of both the short- and long-term maintenance and liability of all common areas as detailed within the CC&Rs, as well as the method(s) of the Homeowner's Association or corporation's enforcement of the CC&Rs. Acknowledgement of receipt of this disclosure document, on forms provided by the Community Development Department of the Town of Apple Valley, and signed by the prospective buyer, shall be retained by the Homeowner's Association, or corporation, and a copy of said form shall be provided to the Town of Apple Valley prior to occupancy of any home built upon the lot purchased.
- P24. Prior to recordation of Final Map, three (3) sets of detailed landscaping and irrigation plans for the parkway area and subdivision entrances, prepared by a qualified licensed landscape professional, shall be submitted to the Planning Division for review and approval. The landscape and irrigation plans shall be prepared in compliance with the applicable landscape section of the Town Development Code.
- P25. All site amenities, including landscaping and irrigation, as shown on plans approved by the Town Planning Division, shall be installed prior to Final Occupancy of the first residential unit of Phase Ns. 2. Landscaping shall utilize drought tolerant, desert appropriate landscaping wherever feasible.
- P26. The applicant/developer shall install the landscaping along the perimeter of the development and within the retention/detention basins. The applicant/developer shall form a Homeowner's Association (HOA) to maintain the Open Space areas of the development, subject to review by the Town Attorney.
- P27. The Town Engineer, or designee, shall determine and approve that trails within the drainage easement are properly sloped and accessible for trail development and use. All trails adjacent to the drainage easement, as currently proposed, shall be built with white rail fencing separating the trail from the drainage channel.
- P28. All major and secondary streets (Deep Creek Road and Tussing Ranch Road) shall be dedicated and developed with a twelve (12)-foot wide trail easement, in addition to the right-of-way, on the north and west side. These trails should provide a meandering trail path, reducing straight lines/corridors where possible.

- P29. All trails shall be offered for dedication and developed in conformance with the Town's Multi-Use and Equestrian Trails Standards and Figure C-6, as adopted at time of map recordation
- P30. The Final Map shall show and record a non-vehicular access agreement for all lots fronting Tussing Ranch and Deep Creek Roads.
- P31. All applicable conditions and mitigation measures of the Deep Creek Estates Specific Plan shall apply to this map.
- P32. Any improvements along River Vista Road shall be completed concurrently with and prior to the Certificate of Occupancy of Lot No. 42. Improvements may include additional split rail fencing for horse training and/or horse showing.
- P33. The Neighborhood Recreation Trail Easements shall be integrated within the development located primarily along the rear of interior lots as shown on the Tentative Tract Map No. 16922 and conform to the Multi-Use Recreational Trails standards.
- P34. The completion of the park (Lot "A") shall occur of Phase No. 2 and shall have all amenities constructed, subject to review and approval of the Planning Division.
- ~~P35. The approval of TTM No. 16922 is conditioned upon the adoption of the GPA, SP and ZC becoming effective.~~
- P35. Prior to the issuance of a grading permit, the applicant shall obtain all the required approvals from Lahontan RWQCB.
- P36. Prior to the issuance of a grading permit, the applicant shall obtain all the required approvals from California Department of Fish and Wildlife.

Parks and Recreation Department Condition of Approval

- PR1. Prior to issuance of building permits for new construction, the developer, or assignee, is subject to fees in compliance to the Park and Recreation Department Quimby Ordinance, subject to review by the Planning Division.

Building and Safety Division Conditions of Approval

- BC1. An engineered grading report, including soils engineering and engineering geology, shall be filed with, and approved by, the Building Official prior to recordation of final map.
- BC2. Grading and drainage plans, including soils report, are to be submitted to, and approved by, the Building Official prior to permit issuance.
- BC3. Submit plans for approval and obtain all permits for all structures and walls.
- BC4. A pre-construction permit and inspection are required prior to any land disturbing activity to verify requirements for erosion control, flood hazard, native plant protection and desert tortoise habitat.
- BC5. A Notice of Intent (NOI) and a Storm Water Prevention Plan (SWPP) must be submitted to, and approved by, the Engineering and Building Departments prior to issuance of a grading permit and or any land disturbance.

- BC6. All utilities shall be placed underground in compliance with Town Ordinance no. 89.
- BC7. Erosion control plans are to be submitted to, and approved by, the Building Official prior to issuance of permits.
- BC8. A pre-grading meeting is required prior to beginning any land disturbance. This meeting will include the Building Inspector, General contractor, Grading Contractor, soils technician and any other parties required to be present during grading process such as Biologist, Paleontologist.
- BC9. A dust palliative or hydro seed will be required on those portions of the site graded but not constructed (phased construction).
- BC10. Page No. 2 of the submitted building plans will contain the Final Conditions of Approval.
- BC11. Construction must comply with California Building codes.
- BC12. Best Managements Practices (BMPs) are required for the site during construction.

Engineering Division Conditions of Approval

- EC1. A final drainage plan with street layouts shall be submitted for review and approval by the Town Engineer showing provisions for receiving and conducting offsite and onsite tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. This plan shall consider reducing the post-development site-developed flow to ninety (90) percent of the pre-development flow for a 100-year design storm. (Town Resolution 2000-50; Development Code 9.28.050.C, 9.28.100)
- EC2. Street improvement plans shall be submitted to the Town Engineer for review and approval.
- EC3. All interior streets shall be improved to Town standards with curb, gutter and street pavement. Minimum residential width of streets shall be thirty-six (36) feet curb to curb.
- EC4. All streets abutting the development shall be improved a minimum half-width of twenty-eight (28) feet improvements standards with curb, gutter and sidewalk on the development side.
- EC5. A forty (40)-ft wide (30 half-width plus 10') road dedication along Wren Road adjacent to the property shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC6. A forty-four (44)-ft wide half-width road dedication along Deep Creek Road adjacent to the property shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC7. A sixty-four (64)-ft wide half-width road dedication along Tussing Ranch Road adjacent to the property shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC8. Additional right of way at the intersection of Deep Creek Road and Tussing Ranch Road per the Town's supplemental lanes standard shall be required prior to final map Approval.
- EC9. Wren Road adjacent to the property shall be improved to the Town's half-width Local street standards.

- EC10. Deep Creek adjacent to the property shall be improved to the Town's half-width Secondary street standards.
- EC11. Tussing Ranch Road adjacent to the property shall be improved to the Town's half-width Major Divided street standards.
- EC12. During the grading of the streets, soils testing of the street subgrades by a qualified soils engineering firm shall be performed to determine appropriate structural street section. Minimum asphalt concrete thickness for all streets shall be 0.33 ft.
- EC13. All required improvements shall be bonded in accordance with Town Development Code unless constructed and approved prior to approval and recordation on the Final Map.
- EC14. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC15. Final improvement plans and profiles shall indicate the location of any existing utility which would affect construction and shall provide for its relocation at no cost to the Town.
- EC16. A final grading plan shall be approved by the Town Engineer prior to issuance of a grading permit. A grading permit shall not be issued until street improvement plans have been submitted to the Town Engineer for review and substantial completion of the street plans has been attained as determined by the Town Engineer.
- EC17. The developer shall form or annex into an assessment district to provide for the ongoing maintenance of the retention basin and accessory structures, street lights, and parkway landscaping, shall be formed by the developer prior to final map approval. The assessment district is required and will be implemented in the event the Home Owner's Association becomes dysfunctional.
- EC18. All street names shall be approved by the Town and such approval shall be coordinated through the Town Engineer.
- EC19. The developer shall present evidence to the Town Engineer that he has made a reasonable effort to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
- EC20. Utility lines shall be placed underground in accordance with the requirements of the Town.
- EC21. The developer shall make a good faith effort to acquire the required off-site property interests. If the developer fails to acquire those interests the developer shall, at least 120 days prior to submittal of the final map for approval, enter into an agreement to complete the improvements pursuant to Government Code Section 66462 at such time as the Town acquires the property interests required for the improvements. Such agreement shall provide for payment by the developer of all costs incurred by Town to acquire the off-site property interests required in connection with the subdivision. Security for a portion of these costs shall be in the form of a cash deposit in the amount given in an appraisal report obtained by the developer, at the developer's cost. The appraiser shall have been approved by the Town prior to commencement of the appraisal. Additional security may be required as recommended by the Town Engineer and Town Attorney.

- EC22. Traffic impact fees adopted by the Town shall be paid by the developer.
- EC23. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.
- EC24. Any required street striping shall be thermoplastic as approved by the Town Engineer.
- EC25. Unimproved Cross lot drainage shall not be allowed. The Home Owner's Association shall maintain all improved cross-lot drainage.
- EC26. The developer shall obtain and submit to the Planning Division prior to occupancy, the following signed statement by the purchasers of the homes located within the Landscape and Lighting Assessment district (subject to final approval by the Town Attorney): "In purchasing the home, I am aware that the home is located in the boundaries of a Landscape and Lighting Assessment District for the maintenance of drainage, landscaping, fencing and other similar improvements and that an annual landscaping maintenance charge shall be levied in the event the Home Owner's Association becomes dysfunctional.
- EC27. In the event that an applicant/developer chooses to seek Council approval of the Final Map prior to completion of the required improvements, an "Agreement for Construction of Improvements" shall be required. In accordance with the California Labor Code, any such Agreement will contain a statement advising the developer that certain types of improvements will constitute a public project as defined in California Labor Code, Sections 1720, and following, and shall be performed as a public work, including, without limitation, compliance with all prevailing wage requirements.
- EC28. Easements, as required for roadway slopes, drainage facilities, utilities, access to adjacent properties, etc., shall be submitted and recorded as directed by the Town Engineer. No structures shall be placed on any part of the easements except those directly related to the purposes of said easements.
- EC29. The detention basin shall be designed to include the Town's Standard Two-Stage drywells, subject to review and approval by the Town Engineer.

Public Works Division Conditions of Approval

Prior to Map Recordation:

- PW1. A sewer feasibility study is required to determine how public sewer collection can be provided by the Town of Apple Valley. Contact the Apple Valley Public Works Department (760-240-7000 ext. 7500) to determine procedure and costs associated with completing said study.
- PW2. 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.
- PW3. Buy-in fees will be required prior to Recordation. Contact the Public Works Department for costs associated with said fees.
- PW4. Soil percolation testing for the subsurface disposal system shall meet the requirements of the Town. Submit test results and appropriate fee to the Town Engineer for review. Applies only to construction phase one, lots 1 through 7 along Wren Road.

PW5. Sewer connection fee required.

PW6. Sewer Development Impact fee required.

PW7. All existing manholes within project boundaries shall be brought to current Town of Apple Valley Standards. Frame and cover shall be Long Beach Iron Works Inc. X-106E, Alhambra Foundry Inc. LTD. A-1254 or approved equal.

PW8. Submit mylars along with three sets of approved plans upon completion of plan check. In addition, the plans must be provided in an electronic format of the Town's choosing. These requirements are the same for the approved plans and the As-Built plans.

Apple Valley 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. 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 (1) Install per A.V.F.P.D. Standard ARI #8.~~

FD3. Fire lanes shall be provided with a minimum width of ~~twenty-four (24)~~ twenty-six (26) feet, maintained, and identified. Apple Valley Fire Protection District Ordinance 44 55. ~~Install per A.V.F.P.D. Standard Series #202.~~

FD4. A turnaround shall be required at the end of each roadway 150 feet or more in length and shall be approved by the Fire District. Cul-de-sac length shall not exceed 1,000 feet.

Turning radius on all roads within the facility shall not be less than twenty-two (22) feet inside and minimum of forty (40) feet outside turning radius with no parking on street, or forty-seven (47) feet with parking. Road grades shall not exceed twelve percent (12%) unless approved by the Chief. ~~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.~~

FD5. 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 42.~~

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

B. System Standards:

*Fire Flow	500	GPM @ 20 psi Residual Pressure
Duration	1	Hour(s)
Hydrant Spacing	660	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 of ~~nine~~ (9) TBD fire hydrant(s) will be required. It is the responsibility of the owner/developer to provide all new fire hydrants with reflective pavement markers set into pavement and curb identification per A.V.F.P.D. Standard Install per A.V.F.P.D. Standard Series #101.

FD6. 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.

FD7. The developer shall submit a map showing complete street names within the development, to be approved by the Fire District prior to final map.

FD8 NFPA 13D (RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM): REQUIRED

This residence shall be constructed with an automatic fire sprinkler system (NFPA 13D) throughout the structure, including garage. Plans shall be submitted by a licensed C-16 contractor to the Fire District for review and approval along with plan review fees. Fire Sprinkler work shall not commence until plan approval and a job card have been issued. An approved fire alarm system shall be installed that will provide a local alarm for water flow to be audible throughout the premises. **NOTE: The Fire District shall be notified a minimum of 24 hours prior to the desired final inspection date.**

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. 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.

FD11. 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.

End of Conditions

Tentative Tract Map No. 16922
 Extension of Time

The project is located
 at the northwest corner
 of Tussing Ranch and
 Deep Creek Roads.

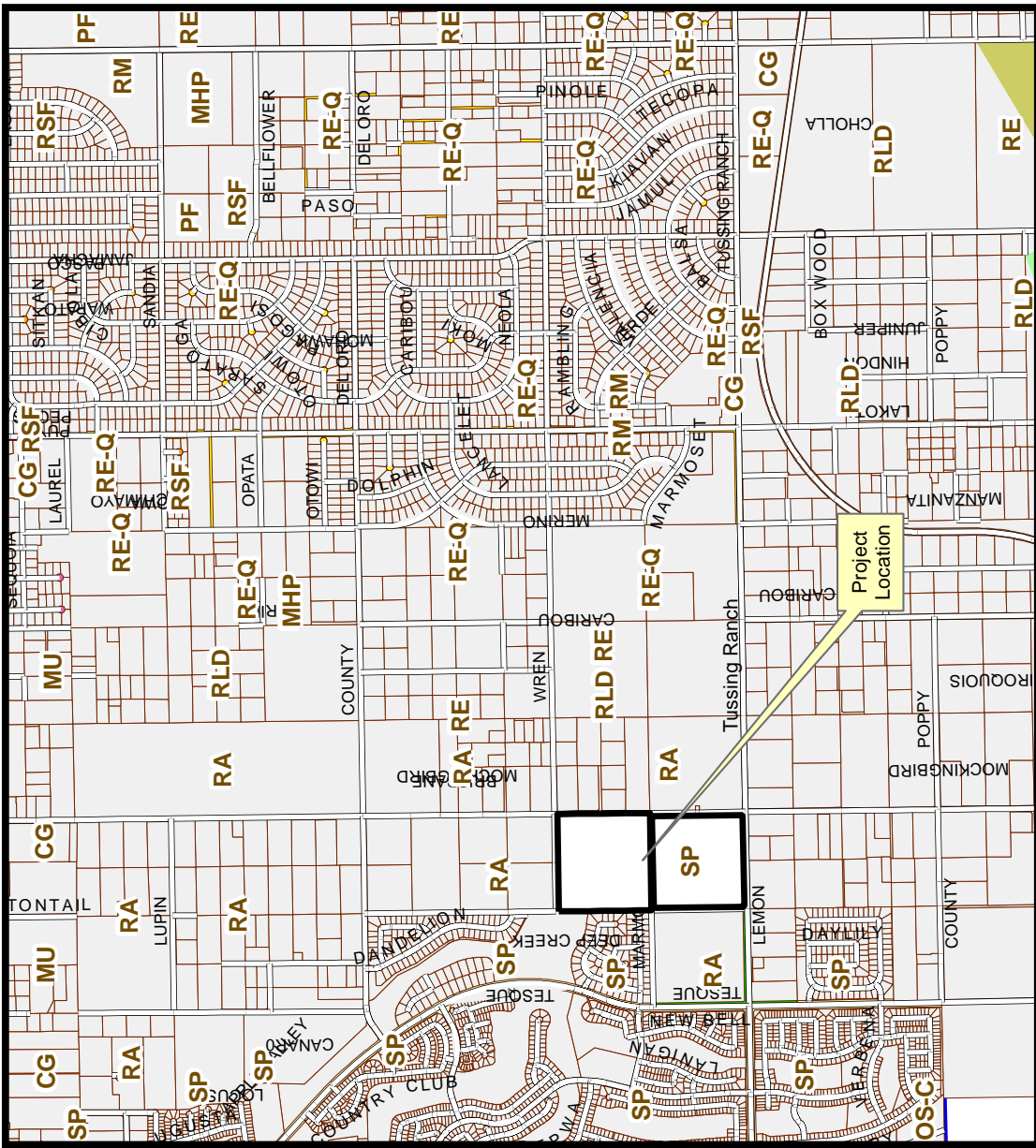
APNs 0434-201-14 and -48



Legend	
RE-A	Residential Agriculture (1 to 2.5 gross acres)
RE-AD	Low Density Residential (1 to 2.5 gross acres)
RE-B	Medium Density Residential (1 to 2.5 gross acres)
RE-CD	Community Residential (1 to 2.5 gross acres)
RE-ED	Employment Residential (1 to 2.5 gross acres)
RE-EP	Employment Residential (1 to 2.5 gross acres)
RE-F	Single Family Residential (1 to 2.5 gross acres)
RE-FD	Multi-Family Residential (1 to 2.5 gross acres)
RE-FM	Multi-Family Residential (2 to 200,000 sq. ft.)
RE-FP	Multi-Family Residential (2 to 200,000 sq. ft.)
RE-G	General Commercial
RE-GC	General Commercial
RE-GC-C	General Commercial - Conservation
RE-GC-U	General Commercial - Urban Use
RE-M	Medium Density Residential (2 to 200,000 sq. ft.)
RE-MC	Medium Density Residential (2 to 200,000 sq. ft.) - Conservation
RE-MU	Medium Density Residential (2 to 200,000 sq. ft.) - Urban Use
RE-S	Single-Family Residential (2 to 200,000 sq. ft.)
RE-S-C	Single-Family Residential (2 to 200,000 sq. ft.) - Conservation
RE-S-U	Single-Family Residential (2 to 200,000 sq. ft.) - Urban Use
RE-T	Residential Tract (2 to 200,000 sq. ft.)
RE-T-C	Residential Tract (2 to 200,000 sq. ft.) - Conservation
RE-T-U	Residential Tract (2 to 200,000 sq. ft.) - Urban Use
RE-U	Urban Residential (2 to 200,000 sq. ft.)
RE-U-C	Urban Residential (2 to 200,000 sq. ft.) - Conservation
RE-U-U	Urban Residential (2 to 200,000 sq. ft.) - Urban Use
RE-V	Residential Village (2 to 200,000 sq. ft.)
RE-V-C	Residential Village (2 to 200,000 sq. ft.) - Conservation
RE-V-U	Residential Village (2 to 200,000 sq. ft.) - Urban Use
RE-W	Residential Work (2 to 200,000 sq. ft.)
RE-W-C	Residential Work (2 to 200,000 sq. ft.) - Conservation
RE-W-U	Residential Work (2 to 200,000 sq. ft.) - Urban Use
RE-X	Residential Exchange (2 to 200,000 sq. ft.)
RE-X-C	Residential Exchange (2 to 200,000 sq. ft.) - Conservation
RE-X-U	Residential Exchange (2 to 200,000 sq. ft.) - Urban Use

Date: 4/19/2017

ZONING/LOCATION MAP





TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

AGENDA DATE:	May 3, 2017
CASE NUMBER:	Conditional Use Permit No. 2016-004
APPLICANT:	Mobilitie, LLC
PROPOSAL:	A request for approval of a Conditional Use Permit to install a thirty-nine (39)-foot tall, wireless telecommunications pole within the public right-of-way. The project will also include the installation a four (4)-foot tall utility pedestal adjacent to the pole.
LOCATION:	The project is located within the public right-of way on the east side of Jess Ranch Parkway, approximately 730 feet south of Bear Valley Road.
ENVIRONMENTAL DETERMINATION:	Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15061 (a)(4), the project is considered Exempt as a project in which the local authority denies.
CASE PLANNER:	Ms. Pam Cupp
RECOMMENDATION:	Withdrawal at the request of the applicant

PROJECT SITE AND DESCRIPTION

- A. Project Size:
The proposed wireless telecommunications pole is approximately fourteen (14) inches in diameter and a two (2) square foot, four (4)-foot tall utility pedestal, located within the public right-of-way.
- B. General Plan Designations:
Project Site - Regional Commercial (C-R)
North - Regional Commercial (C-R)
South - Regional Commercial (C-R)

East - Regional Commercial (C-R)
West - Specific Plan (Jess Ranch Neighborhood Commercial NC)

C. Surrounding Zoning and Land Use:

Project Site - Regional Commercial (C-R), Public Right-of-Way
North - Regional Commercial (C-R), Public Right-of-Way
South - Regional Commercial (C-R), Public Right-of-Way
East - Regional Commercial (C-R), Commercial Retail Center
West - Specific Plan (Jess Ranch Neighborhood Commercial NC), Commercial Retail Center

D. Site Characteristics:

The site is characterized as the parkway landscape strip on the east side of Jess Ranch Parkway, eight (8) feet from the edge of pavement.

E. Antenna Height: Thirty-nine (39) feet.

ANALYSIS

A. General:

Pursuant to the Development Code, a Conditional Use Permit is required for new telecommunication towers that do not meet the criteria specified for approval under a Special Use Permit. The Conditional Use Permit process affords the Planning Commission and general public, the opportunity to review the architecture and aesthetics of the proposed antenna structure. The Code encourages wireless facilities to collocate on existing towers or structures, such as existing water tanks, utility poles, ball field lighting or similar structures, with all equipment cabinets buried underground.

The applicant, Mobilitie, LLC, is requesting Planning Commission review and approval to install a thirty-five (35) foot tall, concrete utility pole with a four (4)-foot high antenna attached to the top, for an overall height of thirty-nine (39) feet. The pole will also include additional equipment attached to the outside of the pole. The applicant proposes a four (4)-foot tall, two (2)-square foot above ground equipment cabinet to be located approximately six (6) feet from the utility pole.

The applicant Mobilitie, LLC, is licensed by the California Public Utilities Commission (CPUC) to provide telecommunications services on a platform know as a "Distributed Antenna System", which is basically a data repeater system. The CPUC determination authorizes Mobilitie construction activities that include trenching and installation of underground conduit in existing rights-of-way and utility easements. Mobilitie may also replace existing utility poles, install new poles and underground vaults to accommodate additional communications equipment.

The Development Code encourages wireless telecommunication companies to install equipment on existing utility poles or light standards. Installation of new utility poles is in direct conflict with Municipal Code Section 14.28.030 "Undergrounding of New Facilities" which states that all new service and distribution lines shall be constructed underground.

B. Site Analysis:

The applicant proposes to install a new utility pole within Jess Ranch Parkway public right-of-way. The proposed location is on the east side of the road, approximately 730 feet south of Bear Valley Road. The location would be within the parkway landscaping, approximately

twelve (12) feet from the western property line of Jess Ranch Marketplace Phase II (Winco/Petsmart). The Code requires wireless towers to be setback a distance equal to at least seventy-five percent (75) percent of the height of the tower from any adjoining lot line. The proposed location is within the public right-of-way; therefore, the Commission should consider whether this standard is applicable.

The project site is located within the Regional Commercial (C-R) zoning designation. The proposed utility pole would be located approximately 1,400 feet north of the nearest residential use, which meets the minimum separation distance of 1,000 feet from any residential zone property or residential use.

The Development Code encourages wireless telecommunication facilities to collocate upon existing structures. There are existing light standards within close proximity to the proposed utility pole. There is a parking lot light standard approximately twenty (20) feet southeast of the proposed location. There is also an existing street light standard located within the raised median, approximately sixty (60) feet southwest of the proposed utility pole. Given the availability of existing posts, the installation of an additional utility pole would be undesirable at this location.

As development occurs, the Town requires that existing utilities surrounding the development be moved underground. Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

C. Architecture Analysis:

The applicant proposes to install a concrete utility pole. The utility pole will be thirty-five (35) feet tall, and including the four (4) foot high antenna, will have an overall height of approximately thirty-nine (39) feet. The maximum height for any wireless antenna is fifty (50) feet plus ten (10) additional feet to accommodate architectural features. The equipment cabinet would be approximately four (4)-foot tall and two (2) square feet in area. As proposed, the utility pole will be approximately fifteen (15) feet taller than the twenty-four (24)-foot tall light standards located within the raised median of Jess Ranch Parkway. Aside from the high voltage, electrical distribution lines on Bear Valley Road, there are no other above ground utility installations within the vicinity.

D. Landscaping Analysis

The Development Code requires a four (4)-foot wide, landscape strip around the outside perimeter of the wireless compound. The utility pole will be located within existing parkway landscape strip and will not require a compound.

E. Summary:

This is the Town's first request for this type of small cell, utility pole installation, within the public right-of-way. Prior approvals for wireless telecommunications within the right-of-way involved installation upon an existing utility pole or light standard. Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

At the February 28, 2017 Town Council meeting, the Council directed staff to look into the preparation of a Master Plan that would consider the appropriate locations for future wireless telecommunication facilities on Town property. On April 25, 2017 the Council authorized staff to issue a Request for Proposals for a location and marketing plan for future installation of wireless telecommunication sites within the Town of Apple Valley.

F. Environmental Assessment:

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15061 (a)(4), the project is considered Exempt as a project in which the local authority denies.

G. Noticing:

The public hearing was legally noticed in the Apple Valley News on April 21, 2017 and notices mailed to all property owners within 1,500 feet of the site.

H. Conditional Use Permit Findings (Denial):

As required under Section 9.16.090 of the Development Code, prior to approval of a Conditional Use Permit, the Planning Commission must make the following Findings:

1. That the proposed location, size, design and operating characteristics of the proposed use is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;

Comment: The proposed wireless telecommunications utility pole is not in compliance with Municipal Code Section 14.28.030 "Undergrounding of New Facilities", which requires all new service and distribution lines to be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

2. That the location, size, design and operating characteristics of the proposed use will be compatible with and will not adversely affect nor be materially detrimental to adjacent uses, residents, buildings, structures or natural resources;

Comment: The proposed location of the wireless telecommunications utility pole is within the public right-of-way. The Town requires that all new utility installations be underground; therefore, the installation of a utility pole where none currently exist, will impact aesthetics within the general vicinity.

3. That the proposed use is compatible in scale, bulk, lot coverage, and density with adjacent uses;

Comment: The proposed wireless telecommunications utility pole is not compatible in scale to other utility pedestals or light standards within the general vicinity. The proposed overall height of thirty-nine (39) feet is substantially taller than the existing light standards adjacent to the proposed utility pole. Except for the high voltage, electrical distribution lines located on Bear Valley Road, there are no other above ground utility poles or overhead lines in the general vicinity.

4. That there are public facilities, services and utilities available at the appropriate levels, or that these will be installed at the appropriate time, to serve the project as they are needed;

Comment: There are existing improvements to serve the proposed site.

5. That there will not be a harmful effect upon desirable neighborhood characteristics;

Comment: The proposed location of the wireless telecommunications utility pole is within the public right-of-way. The Town requires that all new utility installations be underground; therefore, the installation of a utility pole where none currently exist, will have a harmful effect upon the surrounding neighborhood characteristics.

6. That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets;

Comment: The proposed unmanned wireless telecommunication facility is not anticipated to generate additional traffic.

7. That traffic improvements and/or mitigation measures are provided in a manner adequate to maintain the existing service level or a Level of Service (LOS) C or better on arterial roads and are consistent with the Circulation Element of the General Plan;

Comment: Traffic generated from the project will not adversely impact the surrounding area. The proposed wireless telecommunications utility pole will be located within the public right-of-way adjacent to existing development with adequate internal circulation and parking which can accommodate minimal traffic generated from the use proposed at this project site.

8. That there will not be significant harmful effects upon environmental quality and natural resources;

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

9. That there are no other relevant negative impacts of the proposed use that cannot be reasonably mitigated;

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

10. That the impacts, as described in paragraphs 1 through 9 above, and the proposed location, size, design and operating characteristics of the proposed use and the conditions under which it would be maintained will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity, nor be contrary to the adopted General Plan;

Comment: The project, if approved, would be required to provide FCC (Federal Communications Commission) licensing which regulates electromagnetic fields and radio frequencies.

11. That the proposed conditional use will comply with all of the applicable provisions of this title;

Comment: The proposed location of the wireless telecommunications utility pole is within the public right-of-way. The Town requires that all new utility installations be underground; therefore, the installation of an above ground utility pole does not comply with Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

12. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures;

Comment: The proposed wireless telecommunications utility pole would be constructed of concrete. The Town requires that all new utility installations be underground; therefore, the installation of an above ground utility pole does not comply with Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

13. That the development proposal does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;

Comment: The proposed wireless telecommunications utility pole will not block views; however, the proposed height of thirty-nine (39) feet is taller than the adjacent parking lot and street light standards, which have maximum heights of twenty-four (24) feet, and therefore, will dominate its surroundings.

14. That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures.

Comment: The proposed wireless telecommunications utility pole would be constructed of concrete. The Town requires that all new utility installations be underground; therefore, the installation of an above ground utility pole does not comply with Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

15. That access to the site and circulation on and off-site is safe and convenient for pedestrians, bicyclists, equestrians and motorists.

Comment: The wireless telecommunications facility will be unmanned. However, during construction traffic flows would be temporarily impacted. Construction of the utility pole would require a traffic control plan subject to the review and approval of the Town Engineer.

RECOMMENDATION

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

1. Find that the facts presented in the staff report do not support the required Findings for approval and adopt the negative comments for the Findings for denial.
2. Adopt the staff's recommended negative Findings and Deny Conditional Use Permit No. 2016- 004.

Prepared By:

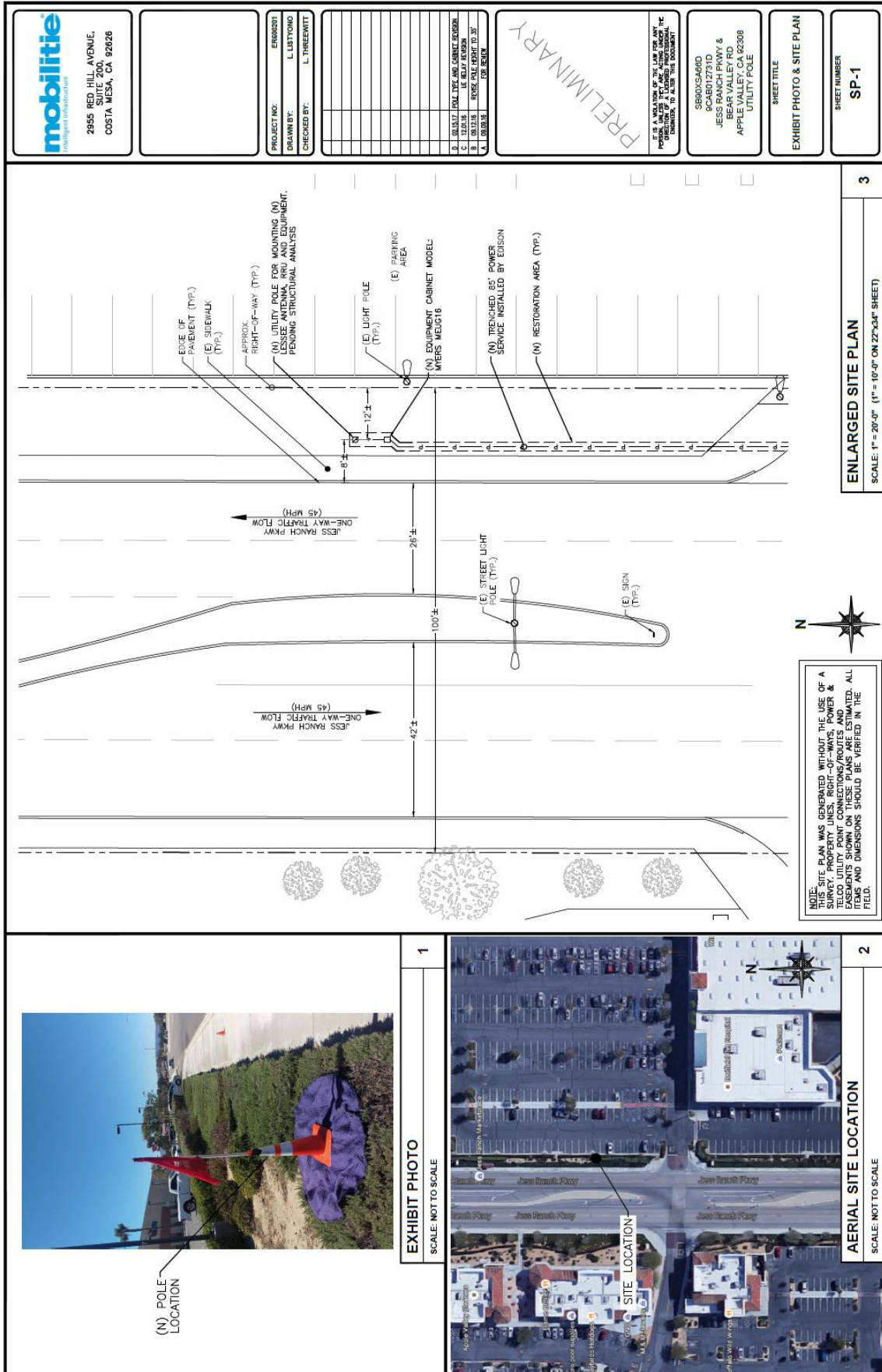
Reviewed By:

Pam Cupp, Associate Planner

Carol Miller, Principal Planner

ATTACHMENTS:

1. Site Plan
2. Elevation
3. Zoning Map



mobilitie
 intelligent infrastructure
 2955 RED HILL AVENUE,
 SUITE 200,
 COSTA MESA, CA 92626

PROJECT NO: ER00001
 DRAWN BY: L. LISTYONG
 CHECKED BY: L. THREENTITT

D	02/01/17	POLE TYPE AND CABINET RESTORE
C	12/28/16	IE RELAY RESTORE
B	09/21/16	RYSE POLE EXIST. TO 3'
A	08/20/16	FOR REVIEW

PRELIMINARY

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS THEY ARE A REGISTERED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SR000/SAGRD
 9CAB012731D
 JESS RANCH TRAILWAY &
 APPLE VALLEY, CA 92308
 UTILITY POLE

SHEET TITLE
 EXHIBIT PHOTO & SITE PLAN

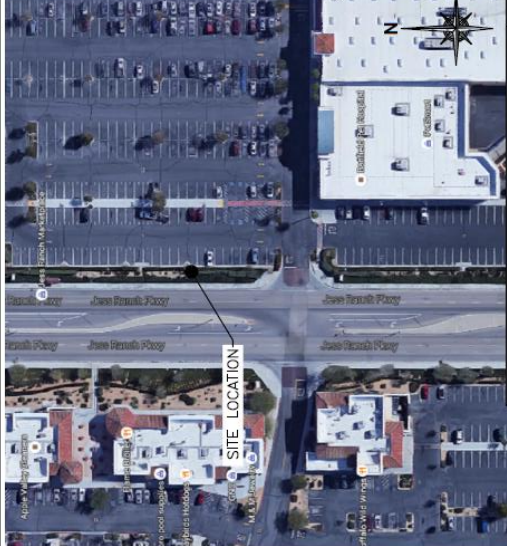
SHEET NUMBER
 SP-1

NOTE:
 THIS SITE PLAN WAS GENERATED WITHOUT THE USE OF A FIELD SURVEY. THE LOCATION OF ALL UTILITY POLES AND TELECOM UTILITY POINT CONNECTIONS/ROUTES AND ALL EASEMENTS SHOWN ON THESE PLANS ARE ESTIMATED. ALL ITEMS AND DIMENSIONS SHOULD BE VERIFIED IN THE FIELD.



(N) POLE LOCATION

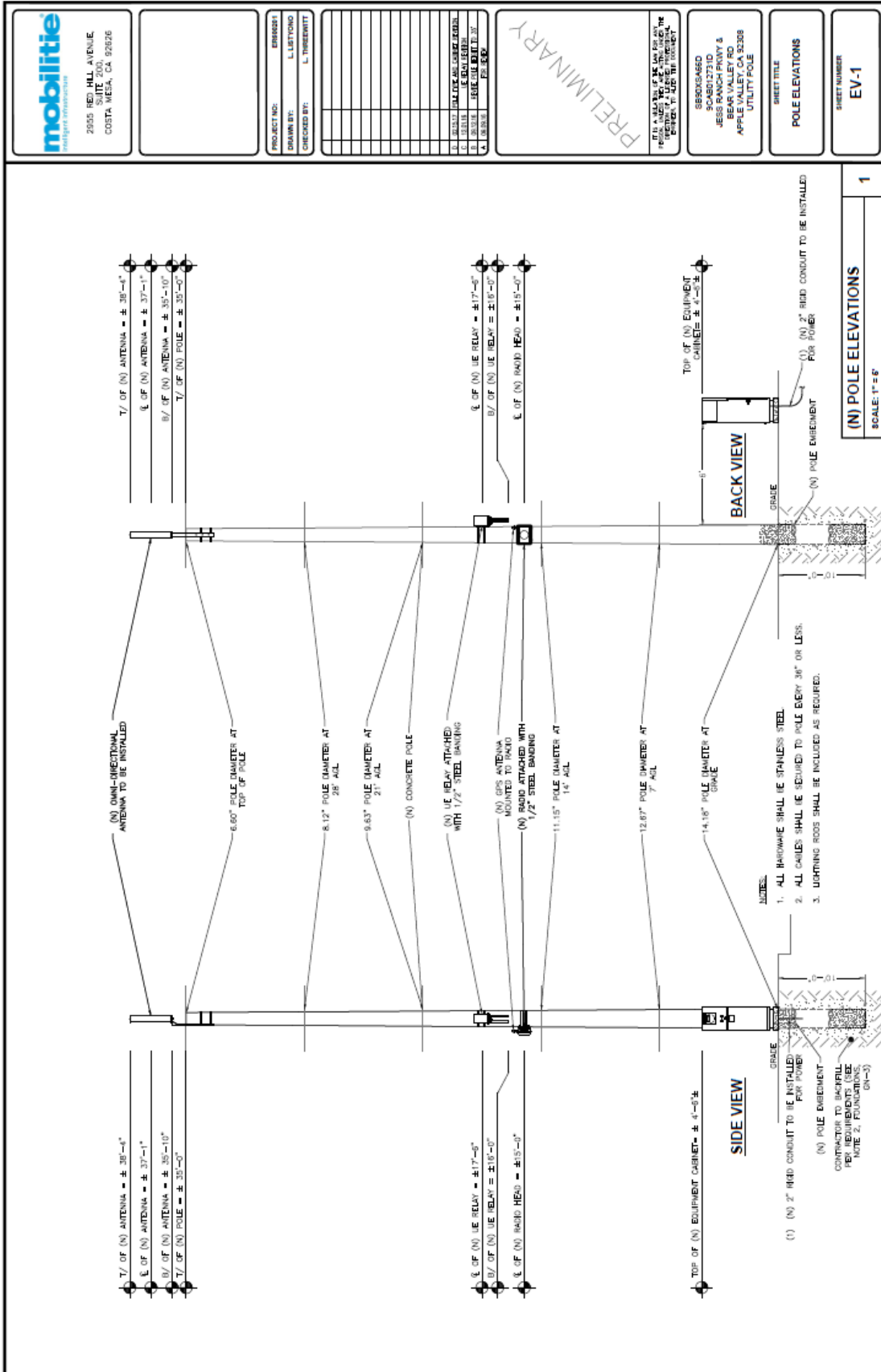
EXHIBIT PHOTO
 SCALE: NOT TO SCALE



AERIAL SITE LOCATION
 SCALE: NOT TO SCALE

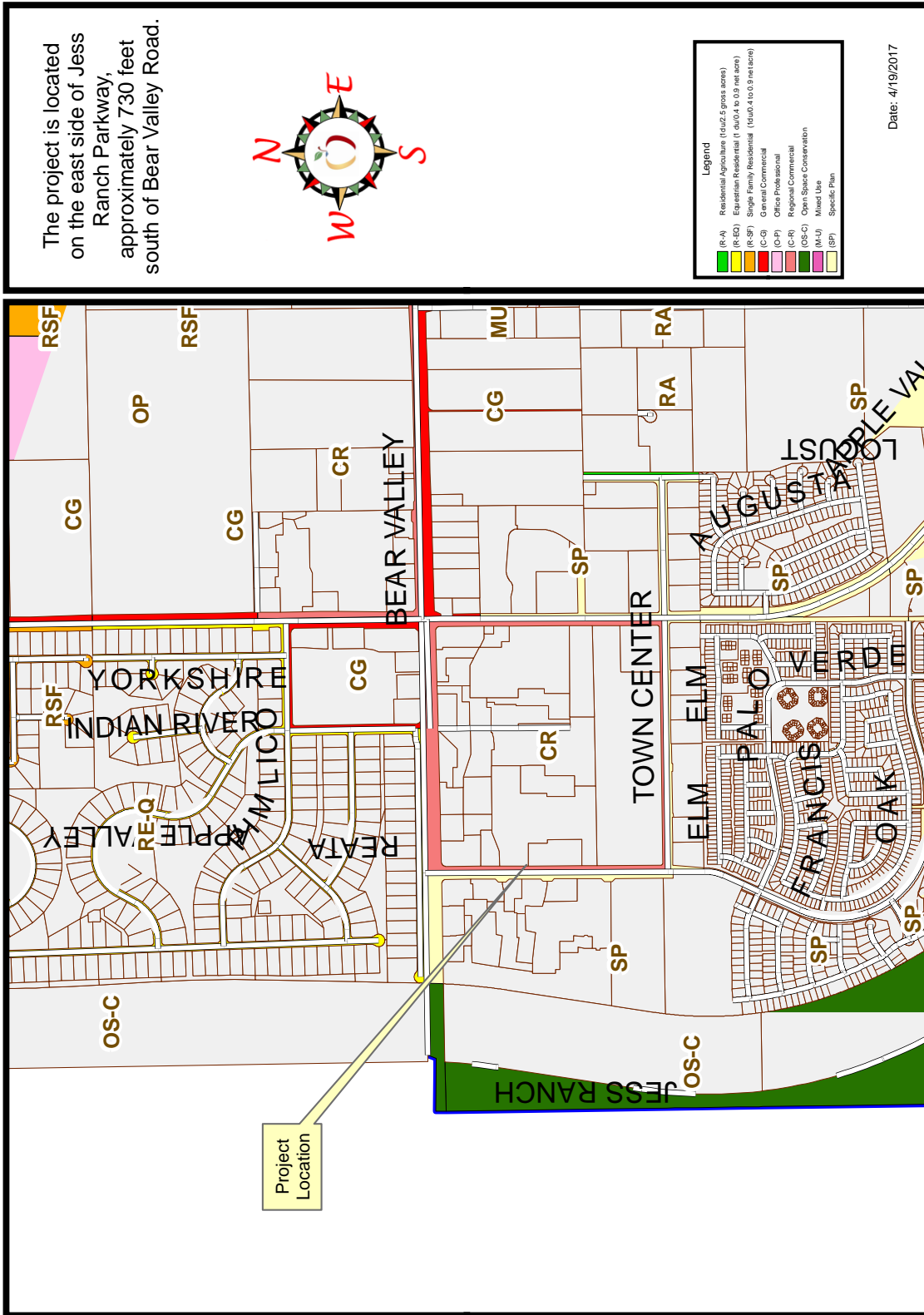
ENLARGED SITE PLAN
 SCALE: 1" = 20'-0" (1" = 10'-0" ON 22"x34" SHEET)

3



ZONING/LOCATION MAP

Conditional Use Permit No. 2016-004





TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

- AGENDA DATE:** May 3, 2017
- CASE NUMBER:** Conditional Use Permit No. 2016-005
- APPLICANT:** Mobilitie, LLC
- PROPOSAL:** A request for approval of a Conditional Use Permit to install a thirty-nine (39)-foot tall, wireless telecommunications pole within the public right-of-way. The project will also include the installation a four (4)-foot tall utility pedestal adjacent to the pole.
- LOCATION:** The project is located within the public right-of way on the west side of Kasota Road, approximately sixty (60) feet south of Kokanee Road.
- ENVIRONMENTAL DETERMINATION:** Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15061 (a)(4), the project is considered Exempt as a project in which the local authority denies.
- CASE PLANNER:** Ms. Pam Cupp
- RECOMMENDATION:** Withdrawal at the request of the applicant

PROJECT SITE AND DESCRIPTION

- A. Project Size:
The proposed wireless telecommunications pole is approximately fourteen (14) inches in diameter and a two (2) square foot, four (4)-foot tall utility pedestal, located within the public right-of-way.
- B. General Plan Designations:
- | | |
|----------------|---------------------------|
| Project Site - | Office Professional (O-P) |
| North - | Office Professional (O-P) |
| South - | Office Professional (O-P) |

- East - Office Professional (O-P)
- West - Office Professional (O-P)

C. Surrounding Zoning and Land Use:

- Project Site - Office Professional (O-P), Public Right-of-Way
- North - Office Professional (O-P), Public Right-of-Way
- South - Office Professional (O-P), Public Right-of-Way
- East - Office Professional (O-P), Medical Offices
- West - Office Professional (O-P), Vacant

D. Site Characteristics:

The site is characterized as an unimproved edge of right-of-way along the west side of Kasota Road. The section of right-of-way is paved with curb and gutter, but no sidewalk or landscaping. The project would be approximately sixty (60) feet south of Kokanee Road and five (5) feet west of the pavement. The project is adjacent to an unimproved portion of a lot containing a parking area associated with the hospital located to the east.

E. Antenna Height: Thirty-nine (39) feet.

ANALYSIS

A. General:

Pursuant to the Development Code, a Conditional Use Permit is required for new telecommunication towers that do not meet the criteria specified for approval under a Special Use Permit. The Conditional Use Permit process affords the Planning Commission and general public, the opportunity to review the architecture and aesthetics of the proposed antenna structure. The Code encourages wireless facilities to collocate on existing towers or structures, such as existing water tanks, utility poles, ball field lighting or similar structures, with all equipment cabinets buried underground.

The applicant, Mobilitie, LLC, is requesting Planning Commission review and approval to install a thirty-five (35) foot tall, concrete utility pole with a four (4)-foot high antenna attached to the top, for an overall height of thirty-nine (39) feet. The pole will also include additional equipment attached to the outside of the pole. The applicant proposes a four (4)-foot tall, two (2)-square foot above ground equipment cabinet to be located approximately six (6) feet from the utility pole.

The applicant Mobilitie, LLC, is licensed by the California Public Utilities Commission (CPUC) to provide telecommunications services on a platform know as a “Distributed Antenna System”, which is basically a data repeater system. The CPUC determination authorizes Mobilitie construction activities that include trenching and installation of underground conduit in existing rights-of-way and utility easements. Mobilitie may also replace existing utility poles, install new poles and underground vaults to accommodate additional communications equipment.

The Development Code encourages wireless telecommunication companies to install equipment on existing utility poles or light standards. Installation of new utility poles is in direct conflict with Municipal Code Section 14.28.030 “Undergrounding of New Facilities” which states that all new service and distribution lines shall be constructed underground.

B. Site Analysis:

The applicant proposes to install a new utility pole within Kasota Road public right-of-way. The proposed location is on the west side of the road, approximately sixty (60) feet south of Kokanee Road. The location would be within an unimproved edge of right-of-way, approximately fifteen (15) feet from the eastern property line of the adjacent parcel. The Code requires wireless towers to be setback a distance equal to at least seventy-five percent (75) percent of the height of the tower from any adjoining lot line. The proposed location is within the public right-of-way; therefore, the Commission should consider whether this standard is applicable.

The project site is located within the Office Professional (O-P) zoning designation. The proposed utility pole would be located approximately 585 feet southwest of the nearest residential use, which does not meet the minimum separation distance of 1,000 feet from any residential zone property or residential use.

The Development Code encourages wireless telecommunication facilities to collocate upon existing structures. There are no existing street light standards within close proximity to the proposed utility pole. There is a parking lot light standard approximately 100 feet southeast of the proposed location. Given the availability of existing parking lot light standards, the installation of an additional utility pole would be undesirable at this location.

There are existing, above ground, utility transmission lines along the west side of Kasota Road near the proposed utility pole. Any future development of the adjacent parcel will require the existing overhead utility lines to be moved underground. Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

C. Architecture Analysis:

The applicant proposes to install a concrete utility pole. The utility pole will be thirty-five (35) feet tall, and including the four (4) foot high antenna, will have an overall height of approximately thirty-nine (39) feet. The maximum height for any wireless antenna is fifty (50) feet plus ten (10) additional feet to accommodate architectural features. The equipment cabinet would be approximately four (4)-foot tall and two (2) square feet in area. As proposed, the utility pole will be approximately the same height as the existing electric pole; and twenty (20) feet taller than the nearest parking lot light standard, which is approximately twenty (20) feet tall and located across Kasota Road.

D. Landscaping Analysis

The Development Code requires a four (4)-foot wide, landscape strip around the outside perimeter of the wireless compound. The utility pole will be located within existing right-of-way and will not require a compound.

E. Summary:

This is the Town's first request for this type of small cell, utility pole installation, within the public right-of-way. Prior approvals for wireless telecommunications within the right-of-way involved installation upon an existing utility pole or light standard. Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in

direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

At the February 28, 2017 Town Council meeting, the Council directed staff to look into the preparation of a Master Plan that would consider the appropriate locations for future wireless telecommunication facilities on Town property. On April 25, 2017 the Council authorized staff to issue a Request for Proposals for a location and marketing plan for future installation of wireless telecommunication sites within the Town of Apple Valley.

F. Environmental Assessment:

Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15061 (a)(4), the project is considered Exempt as a project in which the local authority denies.

G. Noticing:

The public hearing was legally noticed in the Apple Valley News on April 21, 2017 and notices mailed to all property owners within 1,500 feet of the site.

H. Conditional Use Permit Findings (Denial):

As required under Section 9.16.090 of the Development Code, prior to approval of a Conditional Use Permit, the Planning Commission must make the following Findings:

1. That the proposed location, size, design and operating characteristics of the proposed use is consistent with the General Plan, the purpose of this Code, the purpose of the zoning district in which the site is located, and the development policies and standards of the Town;

Comment: The proposed wireless telecommunications utility pole is not in compliance with Municipal Code Section 14.28.030 "Undergrounding of New Facilities", which requires all new service and distribution lines to be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

2. That the location, size, design and operating characteristics of the proposed use will be compatible with and will not adversely affect nor be materially detrimental to adjacent uses, residents, buildings, structures or natural resources;

Comment: The proposed location of the wireless telecommunications utility pole is within the public right-of-way. The Town requires that all new utility installations be underground; therefore, the installation of a utility pole where none currently exist, will impact aesthetics within the general vicinity.

3. That the proposed use is compatible in scale, bulk, lot coverage, and density with adjacent uses;

Comment: The proposed wireless telecommunications utility pole is compatible in scale to other utility poles within the general vicinity. The proposed overall height of thirty-nine (39) feet is substantially taller than the existing parking lot light standards located across to the southeast, across Kasota Road.

4. That there are public facilities, services and utilities available at the appropriate levels, or that these will be installed at the appropriate time, to serve the project as they are needed;

Comment: There are existing improvements to serve the proposed site.

5. That there will not be a harmful effect upon desirable neighborhood characteristics;

Comment: The proposed location of the wireless telecommunications utility pole is within the public right-of-way. The Town requires that all new utility installations be underground; therefore, the installation of a new, above ground utility pole, may have a harmful effect upon the surrounding neighborhood characteristics.

6. That the generation of traffic will not adversely impact the capacity and physical character of surrounding streets;

Comment: The proposed unmanned wireless telecommunication facility is not anticipated to generate additional traffic.

7. That traffic improvements and/or mitigation measures are provided in a manner adequate to maintain the existing service level or a Level of Service (LOS) C or better on arterial roads and are consistent with the Circulation Element of the General Plan;

Comment: Traffic generated from the project will not adversely impact the surrounding area. The proposed wireless telecommunications utility pole will be located within the public right-of-way adjacent to existing development with adequate internal circulation and parking which can accommodate minimal traffic generated from the use proposed at this project site.

8. That there will not be significant harmful effects upon environmental quality and natural resources;

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

9. That there are no other relevant negative impacts of the proposed use that cannot be reasonably mitigated;

Comment: Under the State guidelines to implement the California Environmental Quality Act (CEQA), the project is not anticipated to have any direct or indirect impact upon the environment.

10. That the impacts, as described in paragraphs 1 through 9 above, and the proposed location, size, design and operating characteristics of the proposed use and the conditions under which it would be maintained will not be detrimental to the public health, safety or welfare, nor be materially injurious to properties or improvements in the vicinity, nor be contrary to the adopted General Plan;

Comment: The project, if approved, would be required to provide FCC (Federal Communications Commission) licensing which regulates electromagnetic fields and radio frequencies.

11. That the proposed conditional use will comply with all of the applicable provisions of this title;

Comment: The proposed location of the wireless telecommunications utility pole is within the public right-of-way. The Town requires that all new utility installations be underground; therefore, the installation of an above ground utility pole does not comply with Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

12. That the materials, textures and details of the proposed construction, to the extent feasible, are compatible with the adjacent and neighboring structures;

Comment: The proposed wireless telecommunications utility pole would be constructed of concrete. The Town requires that all new utility installations be underground; therefore, the installation of an above ground utility pole does not comply with Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

13. That the development proposal does not unnecessarily block public views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;

Comment: The proposed wireless telecommunications utility pole will not block views; however, the proposed height of thirty-nine (39) feet is taller than the adjacent parking lot light standards, which have maximum heights of twenty (20) feet. Once the adjacent lot is developed, and the existing electric transmission lines moved underground, the proposed utility pole will dominate its surroundings.

14. That quality in architectural design is maintained in order to enhance the visual environment of the Town and to protect the economic value of existing structures.

Comment: The proposed wireless telecommunications utility pole would be constructed of concrete. The Town requires that all new utility installations be underground; therefore, the installation of an above ground utility pole does not comply with Municipal Code Section 14.28.030 "Undergrounding of New Facilities" states that all new service and distribution lines shall be constructed underground. Promoting the installation of new utility poles is in direct conflict with the Town Council's direction for the orderly removal of existing overhead facilities.

15. That access to the site and circulation on and off-site is safe and convenient for pedestrians, bicyclists, equestrians and motorists.

Comment: The wireless telecommunications facility will be unmanned. However, during construction traffic flows would be temporarily impacted. Construction of the utility pole would require a traffic control plan subject to the review and approval of the Town Engineer.

RECOMMENDATION

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

1. Find that the facts presented in the staff report do not support the required Findings for approval and adopt the negative comments for the Findings for denial.
2. Adopt the staff's recommended negative Findings and Deny Conditional Use Permit No. 2016- 005.

Prepared By:

Reviewed By:

Pam Cupp, Associate Planner

Carol Miller, Principal Planner

ATTACHMENTS:

1. Site Plan
2. Elevation
3. Zoning Map

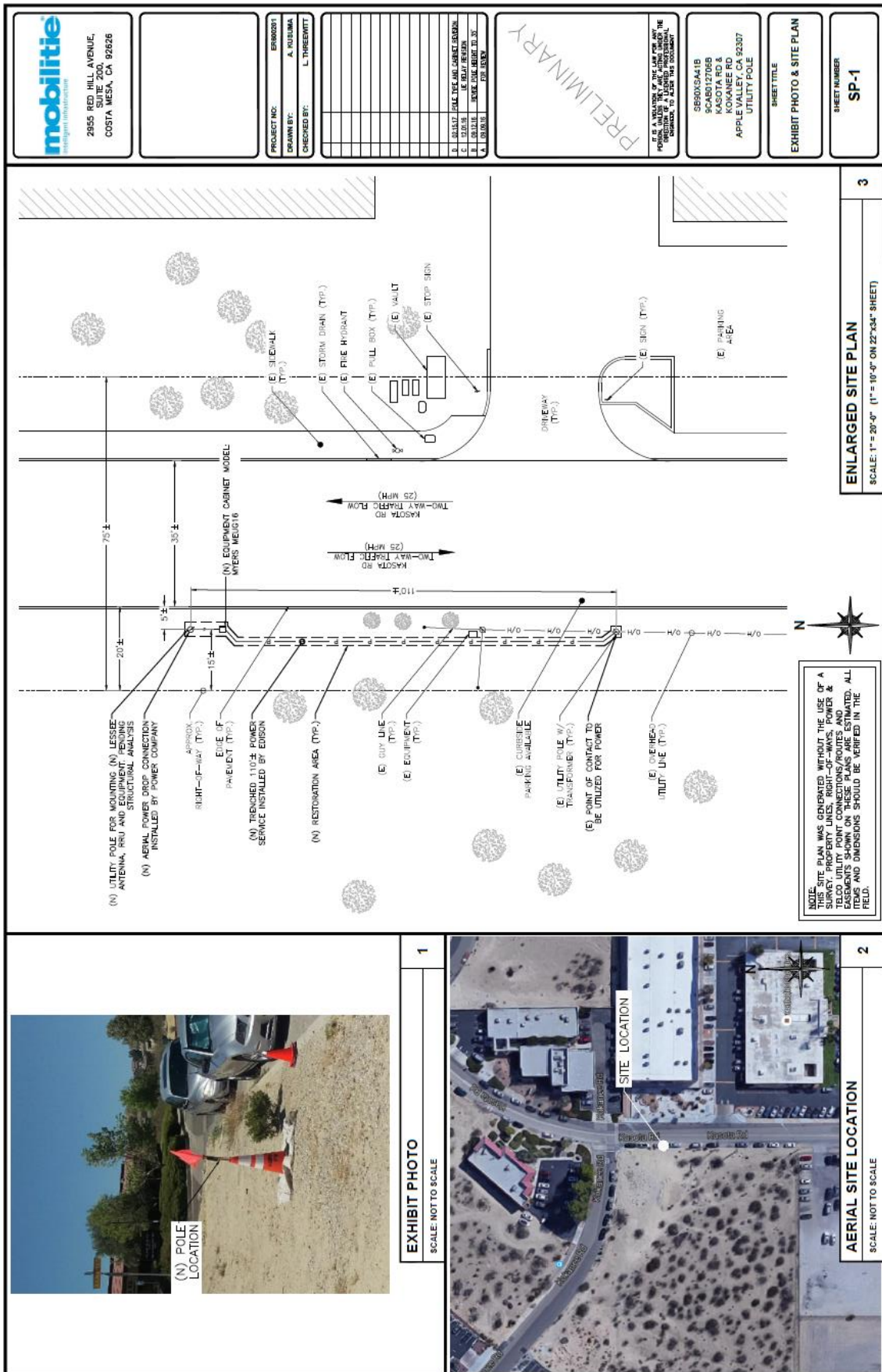
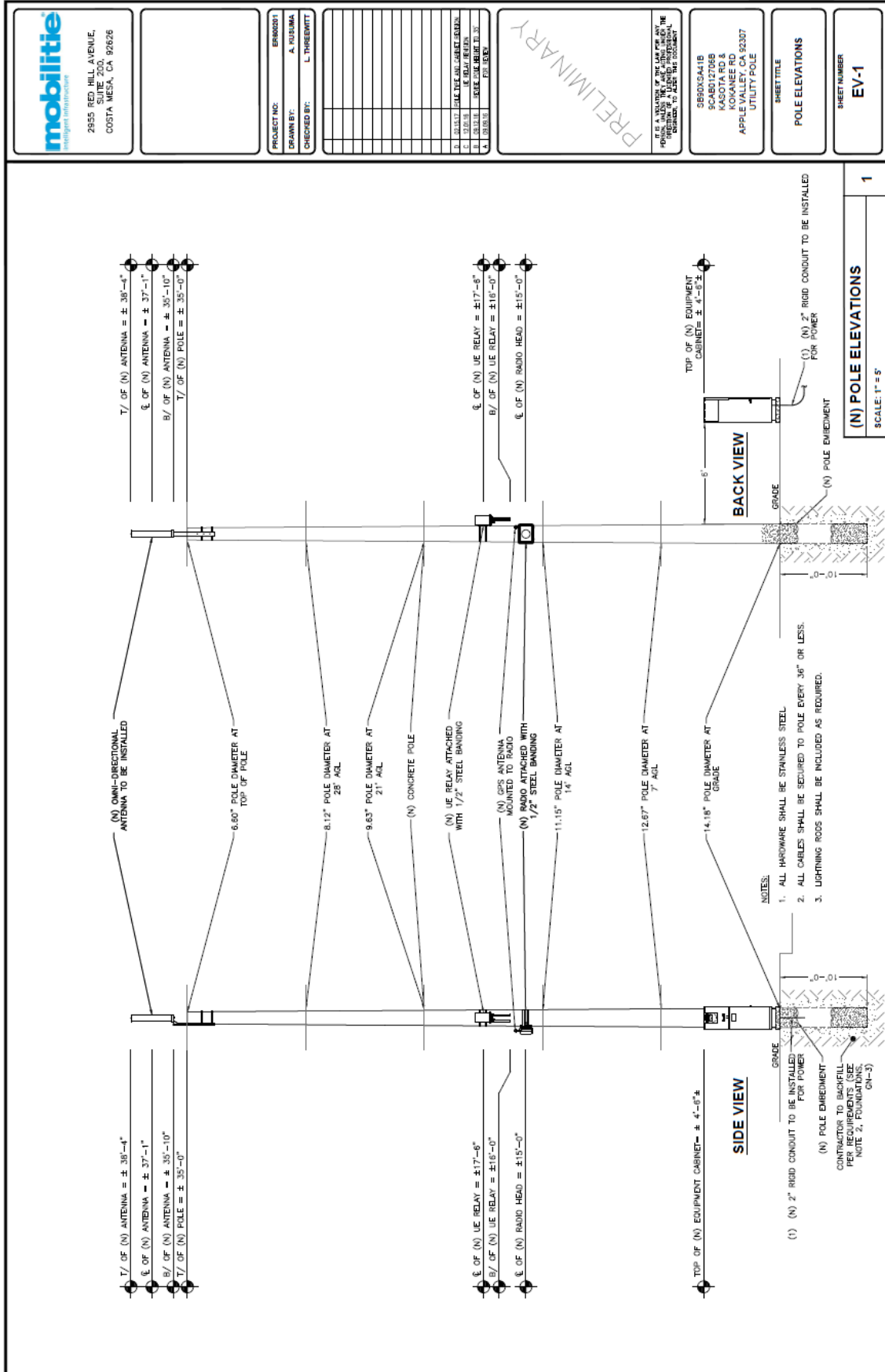


EXHIBIT PHOTO
 SCALE: NOT TO SCALE

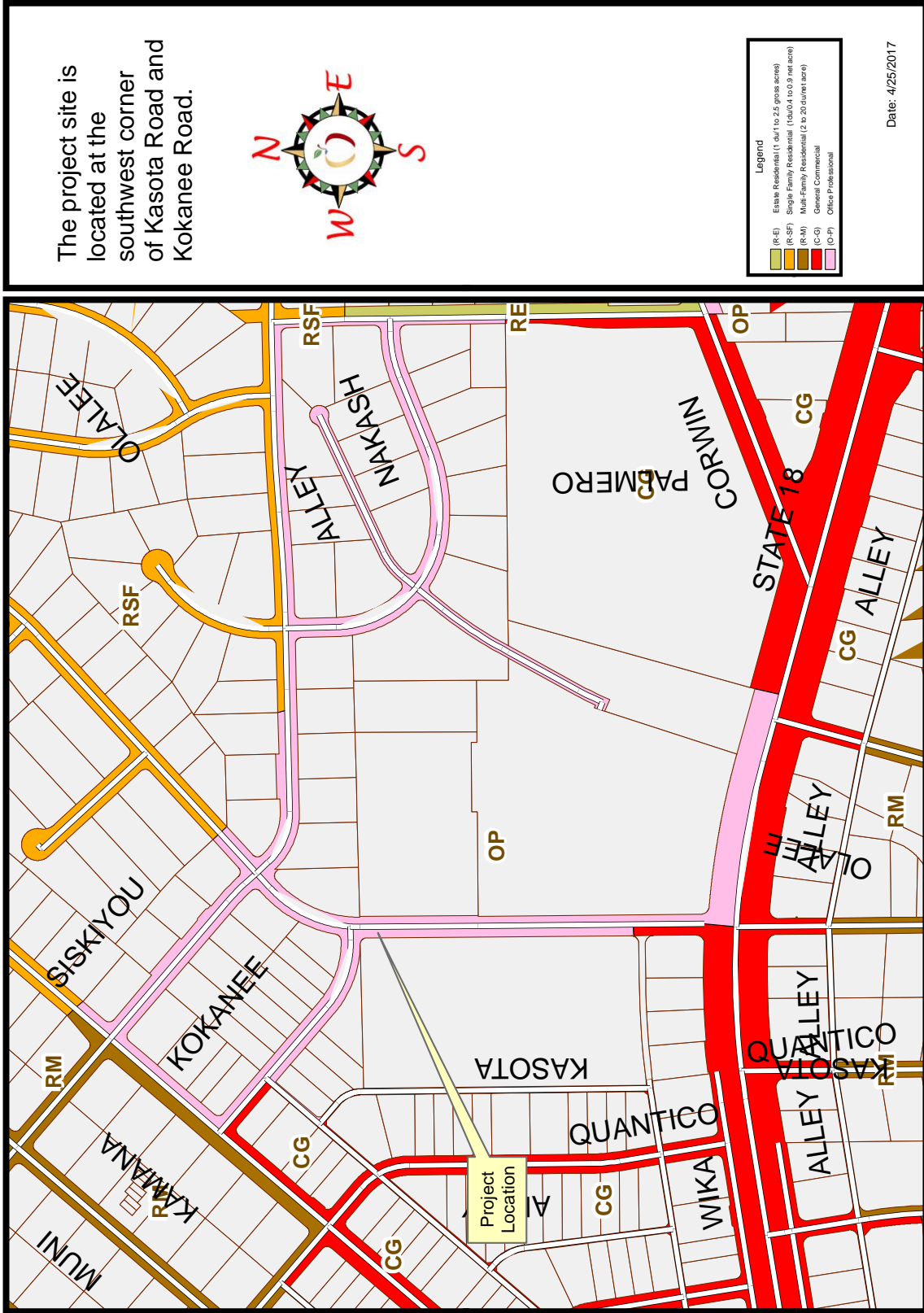


AERIAL SITE LOCATION
 SCALE: NOT TO SCALE



ZONING/LOCATION MAP

Conditional Use Permit No. 2016-005





TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

AGENDA DATE: May 3, 2017

APPLICANT: Town of Apple Valley Engineering Department

PROPOSAL: Action on Subdivision Map Act Violations

LOCATION: Location as Identified in the Staff Report

**ENVIRONMENTAL
DETERMINATION:**

Pursuant to Section 15061(b)(3) of the State Guidelines to implement the California Environmental Quality Act (CEQA), which states that the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question, the proposed Code Amendment, may have a significant effect on the environment, the activity is not subject to CEQA.

**RESPONSIBLE STAFF
PERSON:**

Brad Miller, Town Engineer

RECOMMENDATION:

1. Provide an Opportunity for Property Owners to Present Evidence to the Planning Commission Per Government Code section 66499.36;
2. If the Owner does not appear to present evidence and/or if the Planning Commission determines that a property has been illegally divided after considering evidence presented by the Owner, provide direction and authorize recordation of notices of violation against the violating property(ies).

BACKGROUND

The Town of Apple Valley (“Town”) entered into multiple subdivision agreements with developers for subdivisions within the Town pursuant to the Subdivision Map Act, Government Code section 66410, *et seq.* (the “Map Act”). These agreements provided for a two-year period following recordation of the final tract map for completion of various improvements including, but not limited to, street improvements, landscaping, and monumentation. The agreements provided for extensions upon request. As part of entering into these agreements, developers submitted performance bonds as security for completion of the improvements under the agreements. As a result of the economic downturn, some of the subdivision projects have stalled, and the improvements were not completed within the specified timeframe. Certain developers did not request extensions under the subdivision agreements, even though they did not complete the improvements within the required timeframe. Any developers that did not complete the improvements as required, and that did not extend the term of their respective subdivision agreement, are in default under the Map Act and the Town considers these properties as illegally divided. Some of the properties are no longer owned by the same developer that entered into the original agreements.

One of the remedies the Map Act provides for real property that has been divided in violation of the Act is filing and recording a notice of violation against the offending property.

Pursuant to Government Code section 66499.36, whenever a local agency has knowledge that real property has been divided in violation of the Map Act or of local ordinances enacted pursuant to it, the local agency may mail by certified mail to the then-current owner of record of the property a notice of intention to record a notice of violation. The notice of intention must describe the real property in detail, name the owners thereof, and state that an opportunity will be given to the owner to present evidence (“Notice of Intention”). The Notice of Intention must specify a time, date, and place for a meeting at which the owner may present evidence to the legislative body supporting why the notice should not be recorded. The Notice of Intention must also contain a description of the violations and an explanation as to why the subject parcel is not lawful under subdivision (a) or (b) of Section 66412.6.

The purpose of filing a notice of violation against a property that is out of compliance is to place the property owner, as well as any potential purchasers or lenders, on notice of the incomplete improvements, and of the Map Act violations. The Town will not issue building permits or certificates of occupancy for these properties unless and until the violations are corrected.

Other than completion of the improvements, a violation may be corrected at this time if the property owner enters into a new subdivision agreement with the Town, and issues new bonds.

ANALYSIS

The Town Engineering Department identified the following properties as out of compliance with the Map Act for the general reasons described above:

Tract/Parcel Map
17496

Property Owner Name/Company ("Owner")
GVD Commercial Property

NOTICING

The Town mailed Notices of Intention to the Owners identified above in accordance with Government Code section 66499.36. The Notices of Intention are attached to this Staff Report and set forth in detail the alleged violations on each of the identified properties. The Notices of Intention identified the date and time of the Planning Commission meeting as September 21, 2016.

RECOMMENDATION

Provide the Owner an opportunity to contest the notice of violation and to present evidence to the Planning Commission as to why the notice of violation should not be recorded. If, after the Owner has presented evidence, the Planning Commission determines that there has been no violation, the Town will mail a clearance letter to the Owner. If, after the Owner has presented evidence, the Planning Commission determines that the property has in fact been illegally divided, the Town will record the notice of violation for record with the County Recorder's Office for the County of San Bernardino.

If the Owner does not appear to present evidence and/or if the Planning Commission determines that a property has been illegally divided after considering evidence presented by the Owner, staff recommends that the Planning Commission provide direction and authorize recordation of notices of violation against the violating property(ies).

Prepared By:

Nicholas Gambrell
Engineering Associate



Town of Apple Valley

A Better Way of Life

GVD Commercial Property
1915 E. Katella Ave, #A4
Orange, CA 92867

**RE: PARCEL MAP 17496 - NOTICE OF INTENTION TO RECORD
NOTICE OF VIOLATION WITH THE COUNTY RECORDER'S
OFFICE FOR THE COUNTY OF SAN BERNARDINO**

Hahn Bromma:

In accordance with California Government Code section 66499.36, please TAKE NOTICE THAT:

1. The Town of Apple Valley ("Town") has knowledge that real property known as Subdivision Parcel Map 17496 and more particularly described as the Parcel northeast of Bear Valley Rd and Apple Valley Rd behind the existing development ("Property") has been divided in violation of the Subdivision Map Act at Government Code section 66410 et seq.
2. The owner(s) of record of the Property are as follows: GVD Commercial Property ("Owner").
3. The Town intends to record a Notice of Violation in accordance with California Government Code section 66499.36, based on the violation(s) further detailed herein. Prior to recording such notice, the Town will provide the Owner an opportunity to contest the Notice of Violation and to present evidence by filing a written objection to the recording of the Notice of Violation, as specified below.
4. A meeting with the Town, which will be held before the Planning Commission of the Town, and the Owner has been scheduled for April 5, 2017 at 6:00 PM. The meeting shall take place at 14955 Dale Evans Parkway, Apple Valley, California 92307, and will be part of the Planning Commission's regularly scheduled meeting. The meeting will be held no sooner than thirty (30) and no later than sixty (60) days from the date of mailing of this Notice of Intention to Record Notice of Violation. The Owner may, prior to the date of the meeting set forth above, arrange a meeting with staff to attempt to resolve the concerns identified in this letter.

5. If within fifteen (15) days of receipt of this Notice of Intention to Record Notice of Violation the Owner fails to file with the Town a written objection to the recording of a Notice of Violation, the Town will file the Notice of Violation for record with the County Recorder's Office for the County of San Bernardino.
6. At the meeting described above, the Owner may present evidence to the Town's legislative body or advisory agency as to why the Notice of Violation should not be recorded. If, after the Owner has presented evidence, the Town's legislative body or advisory agency determines that there has been no violation, the Town will mail a clearance letter to the then-current owner of record of the Property. If, after the Owner has presented evidence, the Town's legislative body or advisory agency determines that the Property has in fact been illegally divided, the Town will record the Notice of Violation for record with the County Recorder's Office for the County of San Bernardino.
7. The Owner may request a meeting with Town staff prior to the above specified meeting date to discuss the contents of this Notice of Violation, and options for remedying the violation(s).

Please TAKE FURTHER NOTICE THAT:

8. The violation(s) that have occurred at the Property are as follows: failure to complete public improvements pursuant to terms and conditions in subdivision improvement agreement ("Violation").
9. Government Code section 66412.6 provides that parcels created prior to March 4, 1972, as follows, are presumed to be lawfully created:
 - (a) For purposes of the Subdivision Map Act or of a local ordinance enacted pursuant thereto, any parcel created prior to March 4, 1972, shall be conclusively presumed to have been lawfully created if the parcel resulted from a division of land in which fewer than five parcels were created and if at the time of the creation of the parcel, there was no local ordinance in effect which regulated divisions of land creating fewer than five parcels; or
 - (b) For purposes of the Subdivision Map Act or of a local ordinance enacted pursuant thereto, any parcel created prior to March 4, 1972, shall be conclusively presumed to have been lawfully created if any subsequent purchaser acquired that parcel for valuable consideration without actual or constructive knowledge of a violation of the Subdivision Map Act or the local ordinance. Owners of parcels or units of land affected by the provisions of this subdivision (b) shall be required to obtain a certificate of compliance or a conditional certificate of compliance pursuant to Government Code section 66499.35 prior to obtaining a permit or other grant of approval for

development of the parcel or unit of land. For purposes of determining whether the parcel or unit of land complies with the provisions of the Subdivision Map Act and of local ordinances enacted pursuant thereto, as required pursuant to subdivision (a) of Government Code section 66499.35, the presumption declared in this subdivision (b) shall not be operative.

Neither of the above provisions apply to the Property because this map was finalized in June 2006. Since the above provisions do not apply, and as a result of the Violation, the Property is not lawful under the Subdivision Map Act.

10. The Town has authorized Brad Miller to execute, acknowledge and record a Notice of Violation. Except as otherwise specified herein, the Notice of Violation will be recorded against the Property's title in the records of the County Recorder's Office for the County of San Bernardino and will not be removed until the Violation herein has been corrected and all associated fees, fines, penalties and/or costs have been paid.
11. This Notice of Intention to Record Notice of Violation has been mailed by certified mail to the then-current owner of record of the Property.

For questions concerning the Violation covered by this Notice of Intention to Record Notice of Violation, or to arrange a meeting with staff, please contact:

Diana Szarzynski
Administrative Assistant
Engineering Department
Town of Apple Valley
14955 Dale Evans Parkway
Apple Valley, California 92307
(760) 240-7000 ext. 7013

Sincerely,

Brad Miller
Town Engineer

PARCEL MAP NO. 17496

SHEET 1 OF 2 SHEETS

220/35

IN THE TOWN OF APPLE VALLEY
BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 18051
AS PER PLAT RECORDED IN BOOK 180 OF PARCEL MAPS, PAGES 53 AND 54, INCLUSIVE
IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

MERRELL-JOHNSON ENGINEERING, INC.
JUNE 2006

OWNERS STATEMENT:

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP AND WE CONSENT TO THE PREPARATION AND RECORDED OF THIS PARCEL MAP. WE IRREVOCABLY OWE TO THE TOWN OF APPLE VALLEY ALL RIGHTS OF VEHICULAR ACCESS TO OR EGRESS FROM PARCELS 3, 4, AND 5, OVER AND ACROSS THE SOUTHERLY LINE OF SAID PARCELS ABUTTING BEAR VALLEY ROAD AS SHOWN ON SAID MAP AS "NON-VEHICULAR ACCESS". FURTHERMORE, WE HEREBY RESERVE TO OURSELVES, OUR HEIRS AND ASSIGNS, FOR THE PRESENT AND FUTURE OWNERS OF PARCELS 1 THROUGH 5 RIGHTS OF ACCESS OVER AND ACROSS SAID SUBDIVISION.

APPLE-BEAR PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP,
BY WESTERN SIGNATURE PROPERTIES, INC., A CALIFORNIA CORPORATION, ITS GENERAL PARTNER

Gerald V. Dicker
PRESIDENT GERALD V. DICKEK
David A. Case
SECRETARY DAVID A. CASE

DESERT COMMUNITY BANK, AS TRUSTEE, UNDER DEED OF TRUST
RECORDED OCTOBER 28, 2005 AS INSTR. NO. 025-0691306 D. R.

Steve Duvessau
PRESIDENT STEVE DUVESSAU
Green Cotton
SECRETARY GREEN COTTON

NOTARY ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF SPOKANE) ss

ON THIS DAY PERSONALLY APPEARED BEFORE ME GERALD V. DICKEK, KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED THIS 27th July 2006



Ryan H. Scoble
NOTARY PUBLIC
IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SPOKANE,
MY APPOINTMENT EXPIRES: 11/11/08

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON JULY 28, 2006 BEFORE ME, DEVON DENISE COX, NOTARY PUBLIC, PERSONALLY APPEARED TO ME FOR 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 CAPACITIES, 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.

WITNESS MY HAND AND OFFICIAL SEAL.
DEVON DENISE COX
NAME PRINTED
Devon Denise Cox
SIGNATURE

COMMISSION EXPIRES: Oct. 10, 2007 COMMISSION NO. 142914Z
MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY.

NOTARY ACKNOWLEDGEMENT:

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

ON AUGUST 28, 2006, BEFORE ME, CYNTHIA E. SAIZA, NOTARY PUBLIC, PERSONALLY APPEARED TO ME FOR 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 CAPACITIES, 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.

WITNESS MY HAND AND OFFICIAL SEAL.
CYNTHIA E. SAIZA
NAME PRINTED
Cynthia E. Saiza
SIGNATURE

COMMISSION EXPIRES: Jun 9, 2007 COMMISSION NO. 1423261
MY PRINCIPAL PLACE OF BUSINESS IS IN San Bernardino COUNTY.

BOARD OF SUPERVISORS CERTIFICATE:

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 16,200.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS, COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THE ANNEXED 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 ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATE: 04/13/07
DENISE SMITH,
CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO

BY: *Devi Mooney* DEPUTY

SIGNATURE OMISSIONS:

THE SIGNATURES OF TEXACO PRODUCING, INC., A DELAWARE CORPORATION, THE OWNER OF ALL OF THE MINERALS, INCLUDING AND WITHOUT LIMITATION, ALL THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCE BUT EXCLUDING EXPLICITLY LIMESTONE AND WITHOUT ANY RIGHTS TO USE THE SURFACE OF THAT PORTION OF SAID LAND LYING WITHIN 500 FEET OF THE SURFACE, AND ALSO THE RIGHT TO DRILL INTO AND THROUGH SAID LAND BELOW 500 FEET FROM THE SURFACE AS DISCLOSED BY A DEED RECORDED MAY 4, 1987, IN INSTRUMENT NO. 87-145771, OFFICIAL RECORDS, RECORDS OF SAN BERNARDINO COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT. ITS INTEREST CANNOT RIPEN INTO A FEEL. SAID RIGHTS AND RESERVATIONS COVER THE ENTIRE AREA BEING SUBDIVIDED.

SURVEYORS STATEMENT:

THIS 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 CIVIL COMMERCIAL PROPERTIES, INC. IN JUNE 2006. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. I FURTHER STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: 7/20/06
Craig Johnson
CRAIG JOHNSON
LS 7562
EXPIRES: 12/31/07

TOWN ENGINEERS STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. 17496, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE PARCEL MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE PARCEL MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

Norman S. Mellic
NORMAN S. MELLIC, N.C.E. 50809
TOWN ENGINEER, TOWN OF APPLE VALLEY
DATE: SEPT. 14, 2006

TOWN SURVEYORS STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. 17496 AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

Walter H. Brown
WALTER H. BROWN, L.S. 4364
TOWN SURVEYOR, TOWN OF APPLE VALLEY
DATE: AUGUST 2, 2006

TOWN COUNCIL'S STATEMENT:

I HEREBY STATE THAT THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, BY A MOTION DULY SECOND AND PASSED, APPROVED THE ATTACHED MAP ON THE 1 DAY OF JUNE, 2007, AND ACCEPTED ON BEHALF OF THE TOWN OF APPLE VALLEY THE NON-VEHICULAR ACCESS EASEMENT ALONG BEAR VALLEY ROAD AS SHOWN ON ANNEXED MAP.

DATE: 3-29-2007

Larry Walker
LARRY WALKER
TOWN CLERK, TOWN OF APPLE VALLEY
DATE: JUNE 29, 2007

AUDITORS CERTIFICATE:

I HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE \$ 16,200.00

DATE: 04/13/07

LARRY WALKER
COUNTY AUDITOR / CONTROLLER
COUNTY OF SAN BERNARDINO
BY: *Devi Mooney*
DEPUTY

SAN BERNARDINO COUNTY RECORDERS CERTIFICATE:

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2007-026972
ON THE 27th DAY OF JULY, 2007 AT 8:44 AM IN BOOK
OF 1066 PAGES AT PAGE 35-382 AT THE REQUEST
IN THE AMOUNT OF \$ 10.29 AM

LARRY WALKER
AUDITOR-CONTROLLER/RECORDER
COUNTY OF SAN BERNARDINO
BY: *Diana Hernandez*
DEPUTY RECORDER

220/35

PARCEL MAP NO. 17496

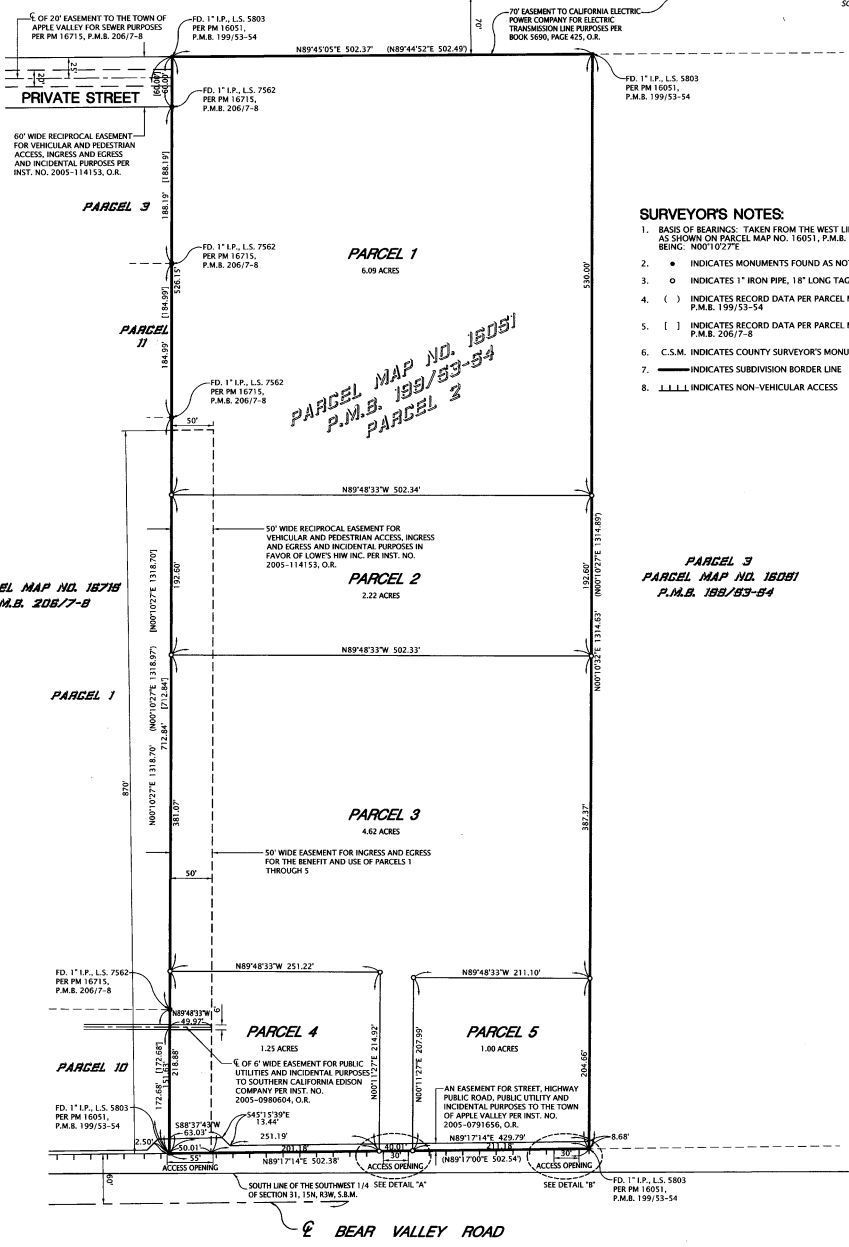
IN THE TOWN OF APPLE VALLEY
 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 16051,
 AS PER PLAT RECORDED IN BOOK 189 OF PARCEL MAPS, PAGES 53 AND 54 INCLUSIVE,
 IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

MERRELL-JOHNSON ENGINEERING, INC.
 JUNE 2006

SHEET 2 OF 2 SHEETS

220/36

SCALE: 1" = 80'



SURVEYORS NOTES:

1. BASIS OF BEARINGS: TAKEN FROM THE WEST LINE OF PARCEL 2 AS SHOWN ON PARCEL MAP NO. 16051, P.M.B. 199/53-54, BEING: N107°02'27\"
2. • INDICATES MONUMENTS FOUND AS NOTED.
3. ○ INDICATES 1" IRON PIPE, 18" LONG TAGGED L.S. 7562, SET
4. () INDICATES RECORD DATA PER PARCEL MAP NO. 16051, P.M.B. 199/53-54
5. [] INDICATES RECORD DATA PER PARCEL MAP NO. 16715, P.M.B. 206/7-8
6. C.S.M. INDICATES COUNTY SURVEYOR'S MONUMENT
7. ——— INDICATES SUBDIVISION BORDER LINE
8. INDICATES NON-VEHICULAR ACCESS

PARCEL MAP NO. 18718
 P.M.B. 208/7-8

PARCEL 3
 PARCEL MAP NO. 16051
 P.M.B. 199/53-54

PARCEL MAP NO. 16051
 P.M.B. 199/53-54
 PARCEL 2

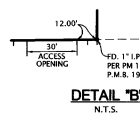
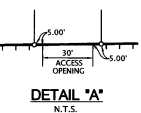
PARCEL 3
 4.62 ACRES

PARCEL 2
 2.22 ACRES

PARCEL 1
 6.09 ACRES

PARCEL 4
 1.23 ACRES

PARCEL 5
 1.00 ACRES



220/36



Parcel Map 17496

Located Northeastern of Bear Valley Road and Apple Valley Road.

- Legend**
- BURLINGTON COAT FACTORY
 - Bear Valley &
 - Feature 1
 - Feature 2
 - Feature 3
 - High Desert Primary Care
 - PM 17496
 - Starbucks
 - Stater Bros Markets
 - Tender Touch Salon
 - The UPS Store
 - Walgreens
 - Wells Fargo Bank
 - Wine Seller

Google Earth
© 2015 Google



TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

- AGENDA DATE:** May 3, 2017
- APPLICANT:** Town of Apple Valley
- PROPOSAL:** To consider a General Plan Conformity Finding for the Town's Capital Improvement Program (CIP) for fiscal year 2017-2018.
- ENVIRONMENTAL DETERMINATION:** The General Plan Conformity Finding is not a project as defined by CEQA. Also, since this is a General Plan Consistency Finding, the adopted General Plan EIR would be considered adequate CEQA documentation.
- LOCATION:** Town wide
- STAFF PERSON:** Carol Miller, Principal Planner
- RECOMMENDATION:** Adopt Planning Commission Resolution No. 2017-001 which finds the proposed CIP for Fiscal Year 2017-2018 consistent with the goals and policies of the Town's General Plan.

- A. Project Summary: The Planning Commission is being requested to review the attached CIP for FY 2017-2018 to determine consistency with the General Plan. This is the fifth year of what will be an annual report for General Plan consistency for the program. The CIP is proposed to be adopted by the Town Council with the FY 2017-2018 budget.

ANALYSIS

The CIP is a document addressing the long-term capital improvement needs of the Town. The CIP also provides a relatively long-term (7-year) strategy that will be approved annually, in concept, by the Council. Section 65401 of the California Government Code requires the Planning Commission to annually review the CIP of the Town for consistency with the General Plan.

The attached CIP for FY 2017-2018 has been included for the Commission's reference. Staff has reviewed these projects and recommends adoption of the attached Resolution No. 2017-001 finding the CIP for FY 2017-2018 is consistent with the General Plan. Staff has listed the applicable General Plan Goals, Policies and Programs with each project that is not a carryover from the previous CIP fiscal year.

Transportation – The draft CIP contains a list of street, bike path, wastewater, golf course, and grounds maintenance improvements.

These projects are consistent with the following General Plan goals and policies:

Circulation Element – Community Development

Goal

The Town shall continue to maintain and expand a safe and efficient circulation and transportation system.

Policy 1.B

The Town shall establish and maintain a Five (5)-Year CIP for streets.

Program 1.B.1

The Town Engineer and Department of Public Services shall maintain a CIP for five (5) years, and update it annually.

Program 1.C.1

An inventory of discontinuous sidewalks on all qualifying roadways shall be compiled by the Town Engineer and Department of Public Services, and individual improvement projects shall be funded through the CIP to connect these sidewalks.

Program 1.C.3

Safe routes to school shall be developed in conjunction with the School District.

Policy 1.J

The Town shall implement a coordinated and connected bicycle lane network consistent with the Bicycle Lane Map in this Element.

Program 1.J.2

The Town shall inventory bicycle lane deficiencies within the existing roadway system, and include improvements to make these improvements consistent with this Element in the CIP.

Wastewater- The draft CIP contains a list of wastewater related projects.

These projects are consistent with the following General Plan goals and policies:

Public Buildings & Facilities Element – Public Services & Facilities

Policy 1.C

The Town shall ensure that every effort is made to facilitate cost-effective and timely extension and expansion of community-development support services.

Program 1.C.1

In conjunction with local utility and service providers, the Town shall coordinate its CIP to ensure that adequate and cost-effective services and facilities and capacities are provided to serve future growth and development.

Preliminary Design- Several projects have been identified for preliminary design and full design at various locations related to transportation.

Golf Course and Grounds Maintenance - The draft CIP contains a list of maintenance projects for the Golf Course, Brewster Park, Horseman's Center and James Woody.

Although the General Plan Park and Recreation Element does not contain any goals and policies specific to grounds maintenance, the on-going maintenance of the Town's park system, including the golf course, is necessary to ensure that the existing range of recreational opportunities are provided.

Environmental Assessment: The General Plan Conformity Finding is not a project as defined by CEQA. Also, since this is a General Plan Consistency Finding, the adopted General Plan EIR would be considered adequate CEQA documentation.

RECOMMENDATION

Adopt Planning Commission Resolution No. 2017-001 which finds the proposed CIP for fiscal year 2017-2018 consistent with the goals and policies of the Town's General Plan.

ATTACHMENTS:

1. Planning Commission Resolution No. 2017-001
2. CIP FY 2017-2018 Project List

PLANNING COMMISSION RESOLUTION NO. 2017-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, FINDING THE PROPOSED CAPITAL IMPROVEMENT PROGRAM (CIP) FY 2017-2018 TO BE IN CONFORMANCE WITH THE GENERAL PLAN.

WHEREAS, on August 11, 2009 the Town Council adopted a Comprehensive General Plan Update for the Town of Apple Valley; and

WHEREAS, the Planning Commission is required by State law to review and find that all proposed projects included in the CIP, are consistent with the adopted General Plan; and

WHEREAS, in accordance with the California Environmental Quality Act, the General Plan Conformity Finding is not a project as defined by CEQA. Also, since this is a General Plan Consistency Finding, the adopted General Plan EIR would be considered adequate CEQA documentation.

WHEREAS, on May 3, 2017, the Planning Commission reviewed CIP for fiscal year 2017-2018, and hereby found to be in conformance with the Town of Apple Valley General Plan.

Section 1. Approved and Adopted by the Planning Commission of the Town of Apple Valley this 3rd day of May, 2017.

Mark Shoup, Chairman

ATTEST:

I, Yvonne Rivera , Secretary to the Planning Commission of the Town of Apple Valley, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 3rd day of May, 2017 by the following vote, to-wit:

Ms. Yvonne Rivera, Planning Commission Secretary

AYES:
NOES:
ABSENT:
ABSTAIN

Town of Apple Valley
Capital Improvement Plan
FY 2017-2018 Draft Proposed Budget

Preliminary Design

High Desert Corridor - co
Tao Road Analysis - co

Full Design

Apple Valley Safe Routes to School Master Plan - co
Bear Valley Bridge (Mojave River Bridge)
Bear Valley Road Commercial Corridor Signal Study
Hwy 18 Shoulder Median (Navajo to Central) - co
Hwy 18 West End Widening (Phase 1, AVR Realignment) - co

Construction

Dale Evans Parkway @ Waalew Road (Realignment)
Dale Evans Parkway Median Improvements
Lafayette @ Dale Evans Parkway - co
Navajo Road Rehabilitation (Bear Valley Rd to Hwy 18)
Paving Priorities (50% Categorical/50% Non-Categorical)
SBCTA Congestion Management Plan
Town wide Class II bikeway upgrade - co
Yucca Loma Bridge - co
Yucca Loma Elementary School - SRTS - co
Yucca Loma Road Widening (YLB to Apple Valley Rd)

Street Maintenance

Backup Batteries for Traffic Signals
Controller for Traffic Signal at Bear Valley and Reata
LED Street Name Sign Upgrade
Sign Replacements
Street Name Signs for Kiowa and Highway 18

Wastewater

Electrical Upgrades/New Pumps at Jess Ranch Lift Station #1
Sewer Main Replacement, Various Locations
Sewer Manhole Adjusting, Bear Valley Road
Sewer Manhole Rehabilitation, Various Locations
Vault Covers for Sewer Lift Stations

Golf Course

AVGC MCC Control Panel for Both Wells
AVGC Pond Lining
AVGC Pump Station Replacement
AVGC SCADA for Both Wells

Grounds Maintenance

Brewster Park Vehicle Access Road
Horseman's Center Well Electrical Meter Control Panel
Horseman's Center Well SCADA and Tank Level Controls
James Woody Parking Lot Re-Seal