



Town Council Agenda Report

Date: March 12, 2019 Item No. 8

To: Honorable Mayor and Town Council

Subject: ACCEPT THE FINAL MAP FOR PARCEL MAP NO. 19878
APPLICANT: OMAR ALFARO

From: Douglas Robertson, Town Manager

Submitted by: Brad Miller, Town Engineer
Engineering Department

Budgeted Item: Yes No N/A

RECOMMENDED ACTION:

Move to accept the final map Parcel Map No. 19878

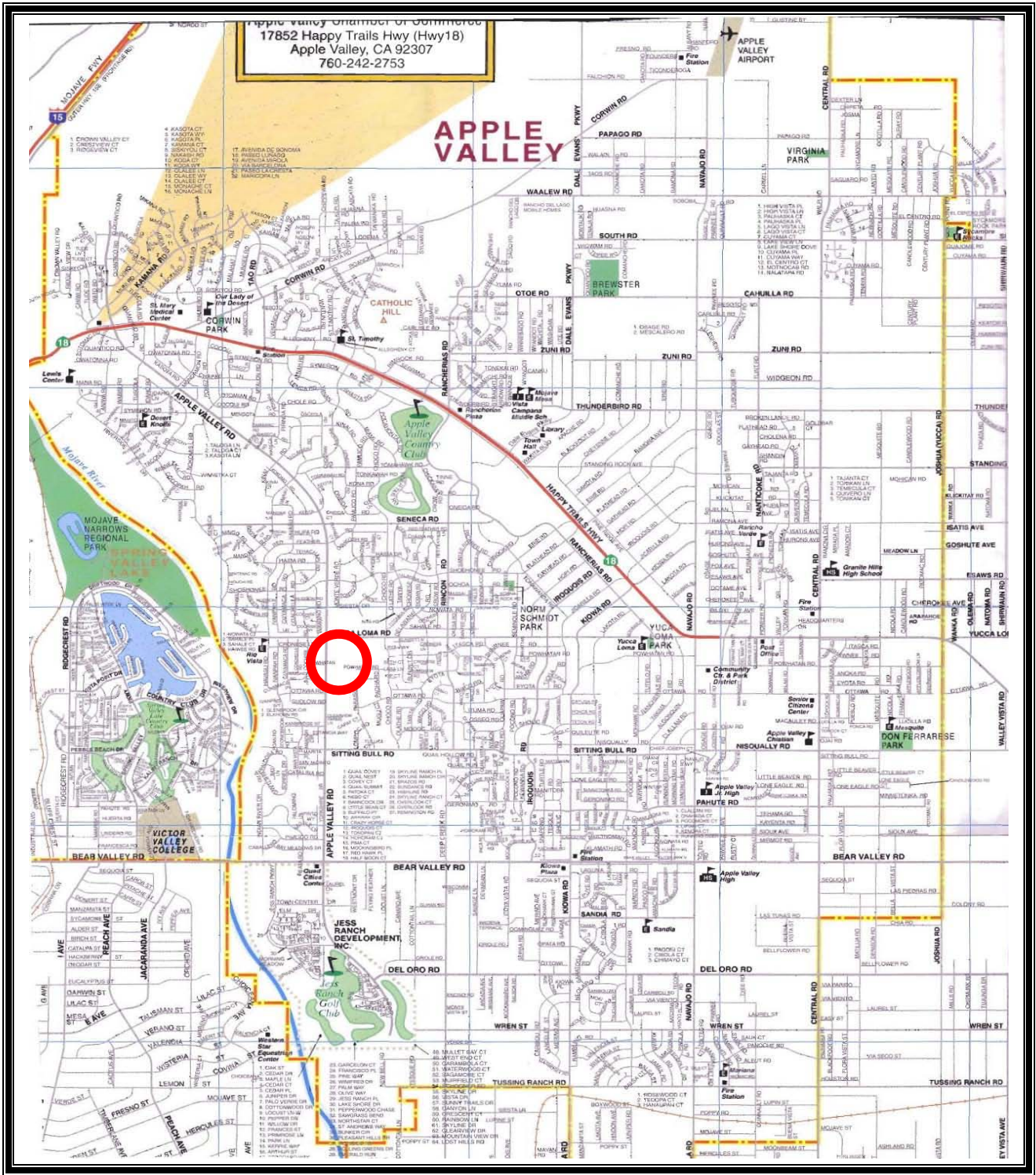
SUMMARY:

The applicant has complied with all conditions placed on Tentative Parcel Map No. 19878 that are required prior to final map approval. This proposed subdivision would subdivide approximately 2 acres into two (2) separate parcels for future residential development with Single Family Residential zoning.

BACKGROUND:

The Planning commission reviewed and approved Tentative Parcel Map No. 19878 on March 13, 2018.

FISCAL IMPACT: None



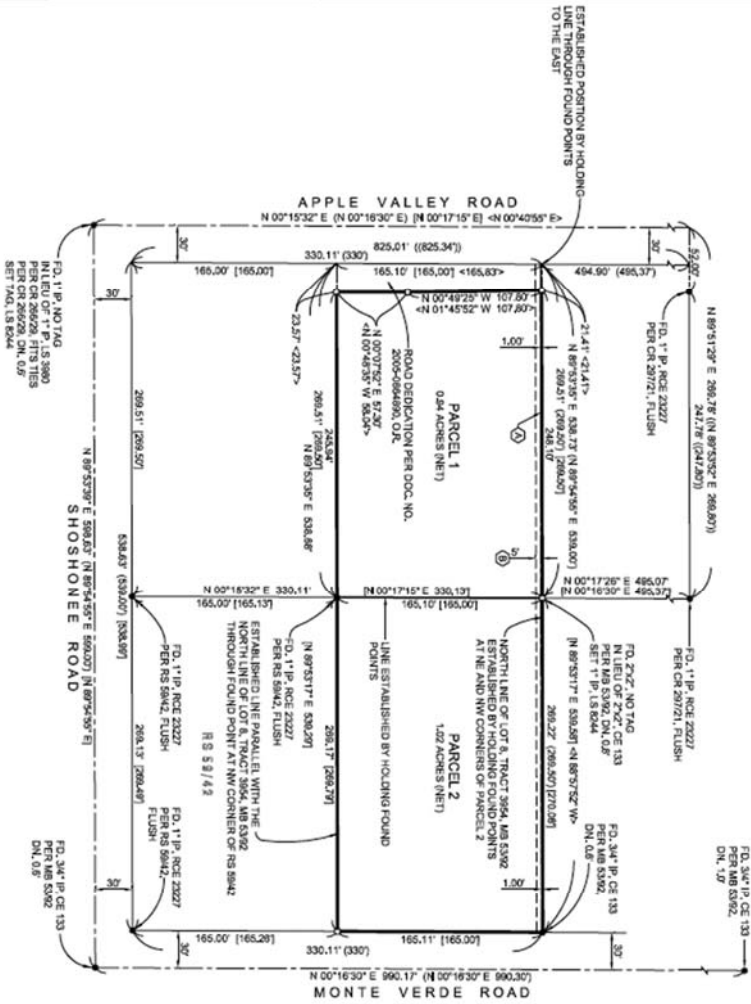
LOCATION MAP

IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA

PARCEL MAP NO. 19878

BEING A SUBDIVISION OF A PORTION OF LOT 8 OF TRACT MAP NO. 3954, WIDNEY TRACT NO. 1, PER BOOK 53 OF
MAPS, PAGE 92, WITHIN THE NW 1/4 OF SECTION 19, T5N, R3W, S.B.M.
HIGH DESERT MAPPING
JUNE, 2018

SHEET 7 OF 2 SHEETS



SURVEYOR'S NOTES:
BASIS OF BEARINGS TAKEN FROM THE CENTERLINE OF MONTE VERDE ROAD AS SHOWN ON TRACT NO. 3954, MB 5392, BEING N 07°16'30" E

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1" IRON PIPE, 18" LONG SET WITH BRASS TAG STAMPED L.S. 8244, SET FLUSH
- 0000 INDICATES RECORD DATA PER TRACT NO. 3954, MB 5392
- 0004 INDICATES RECORD DATA PER RS 5942
- 00003 INDICATES RECORD DATA PER CR 20721
- <000> INDICATES RECORD DATA PER DOC. NO. 2000-0884890, O.R.

EASEMENTS:

- Ⓜ SOUTHERN CALIFORNIA Edison EASEMENT OF UNDISCLOSED WIDTH FOR ELECTRIC LINES AND TELEPHONE LINES RECORDED ADJACENT 24, 1989 IN BOOK 4421, PAGE 284, O.R.
- Ⓟ 5' WIDE CONTINENTAL TELEPHONE COMPANY EASEMENT FOR UNDERGROUND TELEPHONE AND COMMUNICATION SYSTEMS RECORDED MARCH 12, 1980 IN DOC. NO. 9642794, O.R.

FINAL CONDITIONS OF APPROVAL

Tentative Parcel Map No. 19878

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

Apple Valley Fire Protection District

Liberty Utilities

Apple Valley Public Works Division

Apple Valley Engineering Division

Apple Valley Planning Division

- P3. The filing of a Notice of Exemption requires the County Clerk to collect a documentary handling fee of fifty dollars (\$50.00). The fee must be paid in a timely manner in accordance with Town procedures. All checks shall be made payable to the Clerk of the Board of Supervisors.
- P4. Tentative Parcel Map No. 19878 shall adhere to all requirements of the Development Code.
- P5. The applicant shall 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.
- P6. Approval of the Tentative Parcel Map No. 19878 by the Planning Commission is understood as acknowledgement of Conditions of Approval by the applicant, unless an appeal is filed in accordance with Section 9.12.250, Appeals, of the Town of Apple Valley Development Code.
- P7. 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.
- P8. Any protected desert plants or Joshua trees impacted by 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. The project shall conform to the Equestrian Residential (R-EQ), development standards for front, side and rear yard-building setbacks.
- P10. If the tract/parcel 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.

- P11. All new development of residential structures shall be designed and constructed in compliance with the “Single Family Infill Plotting Criteria” subject to the review and approved by the Planning Division.
- P12. Landscape and irrigation plans shall be submitted prior to the issuance of Building Permits in accordance with Chapter 9.31 “Residential Design Standards” and Chapter 9.75 “Water Conservation/Landscape Regulations” of the Development Code and installed prior to issuance of occupancy permits subject to approval by the Planning Division.
- P13. Prior to final map review, all structures located upon Parcel 2 shall be removed.

Park District Conditions of Approval

- PR1. This project is subject to applicable Quimby Fees as determined by the Town. Quimby Fees shall be collected at time of issuance of building permit and shall be the fee adopted by the Town Council at the time of permit issuance.

Building and Safety Division Conditions of Approval

- BC1. An engineered grading report including soils report shall be submitted to and approved by the Building official prior to recordation of the final map or issuance of permits for grading in excess of 1,000 cubic yards.
- BC2. Grading and drainage plans must be submitted to and approved by the Building Official, Planning Department and Town Engineer prior to permit issuance.
- BC3. Submit plans and obtain permits for all structures and retaining walls, signs.
- 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 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. All cross lot drainage requires easements and may require improvements at the time of development.

- BC8. Comply with the State of California Disability Access requirements.
- BC9. 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 the grading process such as a Biologist and/or Paleontologist.
- BC10. A dust palliative or hydro seed will be required on those portions of the site graded but not constructed (phased construction)
- BC11. Construction must comply with the applicable California Building Codes and green Building Code.
- BC12. Best Management Practices (BMP's) are required for the site during construction.
- BC13. Provide Water Quality Management Plan (WQMP) or Alternative Compliance Plan.

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 90 percent of the pre-development flow for a 100-year design storm.
- EC2. Street improvement plans shall be submitted to the Town Engineer for review and approval.
- EC3. All streets abutting the development shall be improved a minimum half-width of 28 feet with curb, gutter and sidewalk on the development side.
- EC4. ~~Monte Verde Road adjacent to the property shall be improved to the Town's half-width Local Street standards. (Removed by Planning Commission 2/7/2018.)~~
- EC5.** ~~Apple Valley Road adjacent to the property shall be improved to the Town's half-width Major Road standards. Option: a Frontage foot fee of \$220/lf for the improvements along Apple Valley Road shall be paid prior to final map approval. (Municipal Code 3-28.050 (A)) (Removed by Town Council 3/13/2018)~~

- EC6. 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.
- EC7. All required improvements shall be constructed and approved or bonded in accordance with Town Development Code.
- EC8. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- EC9. 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.
- EC10. 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.
- EC11. ~~Utility lines shall be placed underground in accordance with the requirements of the Town. (Municipal Code Section 14.28) (Removed by Town Council 3/13/2018)~~
- EC12. 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.
- EC13. Traffic impact fees adopted by the Town shall be paid by the developer.
- EC14. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.
- EC15. 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.

EC16.A Storm Water Pollution Prevention Plan (SWPPP) in accordance with the National Pollutant Discharge Elimination System (NPDES) shall be required.

Public Works Division Conditions of Approval

No Conditions

Fire Protection District Conditions of Approval

- FD1. The above referenced project is protected by the Apple Valley Fire Protection District. Prior to construction occurring on any parcel, the owner shall contact the Fire District for verification of current fire protection development requirements.
- FD2. All new construction shall comply with applicable sections of the California Fire Code, California Building Code, Development Code, Community Plans, and other statutes, ordinances, rules, and regulations regarding fires and fire prevention adopted by the State, County, Town of Apple Valley, or Apple Valley Fire Protection District.
- FD3. The development and each phase thereof shall have two (2) 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 constructions.
- FD4. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background.

New dwelling addresses shall be posted with a minimum of four (4)-inch numbers visible from the street, and during the hours of darkness the numbers shall be internally illuminated. Where building setbacks exceed seventy-five (75) feet from the roadway, additional contrasting four (4)-inch numbers shall be displayed at the property entrance.
- 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.
 - 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 on eight (8)-inch minimum water main size.

Duration: One (1) Hour

Hydrant Spacing 660 Feet

FD6. **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.**

FD7. 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.

FD8. Apple Valley Fire Protection District Final Subdivision/Tract/Development fees shall be paid to the Fire District prior to final map acceptance according the current Apple Valley Fire Protection District Fee Ordinance.

END OF CONDITIONS