

**TOWN OF
APPLE VALLEY, CALIFORNIA**

AGENDA MATTER

Subject Item:

ACCEPT THE FINAL MAP FOR PARCEL MAP NO. 18790

Applicant: J. E. Miller & Associates

Location: Southeast corner of Navajo Road and Alstair Street – 463-232-58

Summary Statement:

The applicant has complied with all conditions placed on Tentative Parcel Map No. 18790 that are required prior to final map approval. The subject site is located on the southeast corner of Navajo Road and Alstair Street. This proposed subdivision will subdivide 8.46 acres into two (2) industrial lots within the Specific Plan Industrial designation (I-SP). The Planning Commission reviewed and approved Tentative Parcel Map No. 18790 on October 22, 2007.

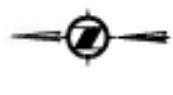
Recommended Action:

Move to accept the final map for Parcel Map No. 18790.

Proposed by: Engineering Division **Item Number** _____

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

IN THE TOWN OF APPLE VALLEY
PARCEL MAP NO. 18790
 BEING A SUBDIVISION OF A PORTION OF THE W 1/2 OF THE S 1/2 OF THE S 1/2 OF THE NW 1/4 OF SECTION 22, T6N, R3W, S8M, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
 J.E. MILLER & ASSOCIATES
 NOVEMBER, 2007

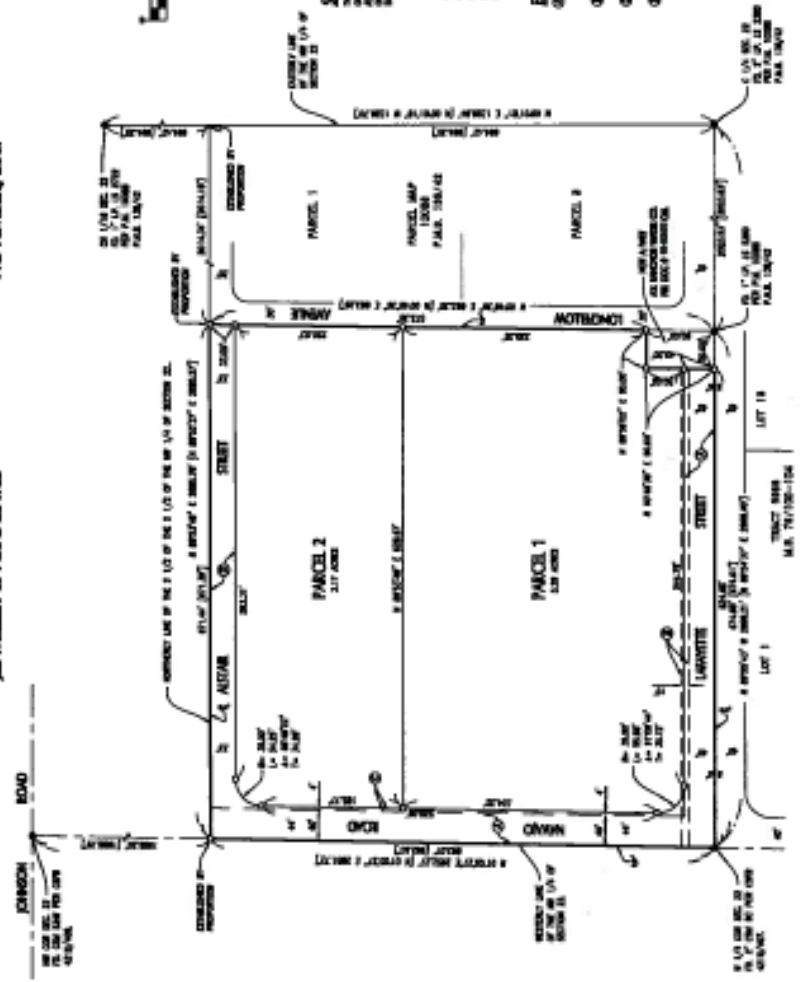


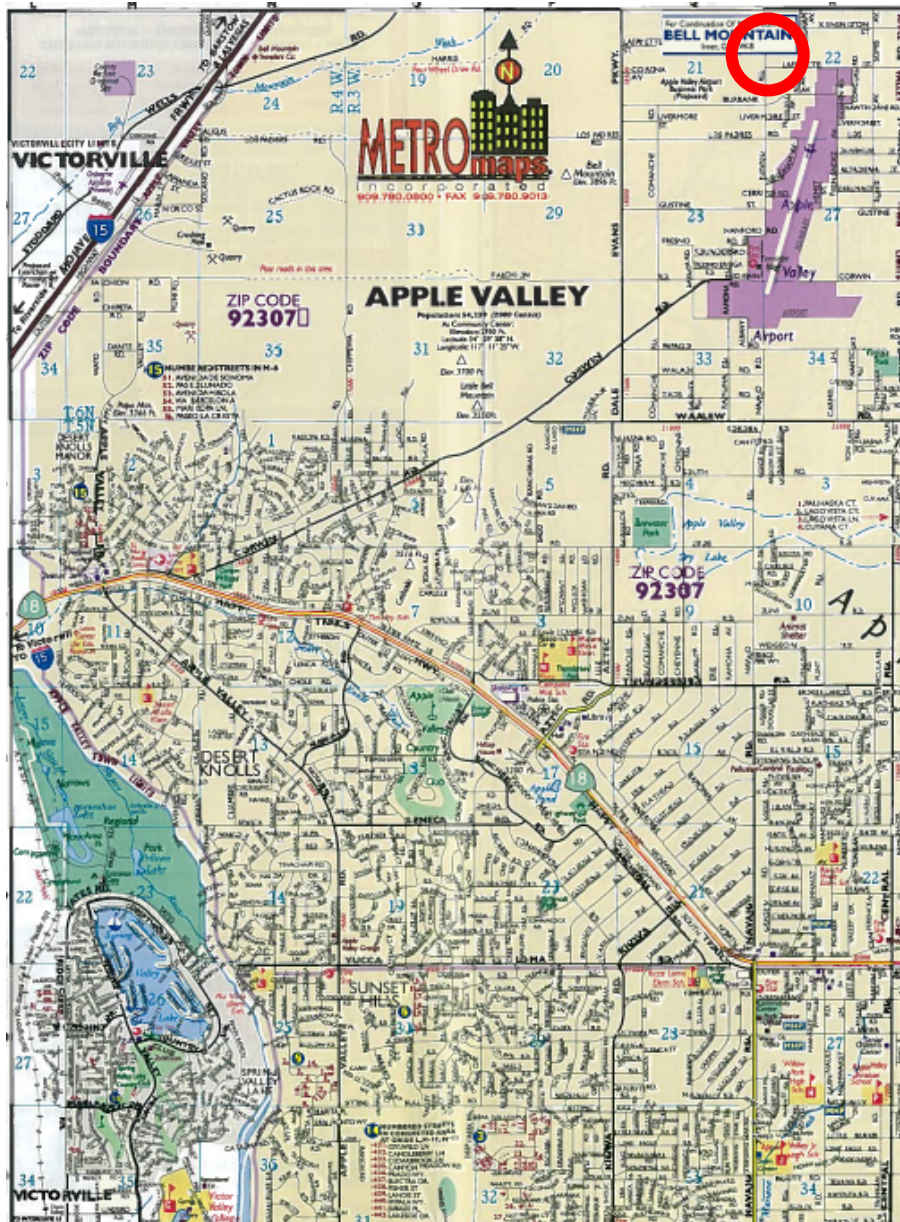
SUBMITTALS NOTES

- 1. THE APPLICANT SHALL PROVIDE THE BOUNDARY SURVEY TO THE COUNTY ENGINEER AND TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
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EASEMENTS

- 1. EASEMENT TO THE COUNTY OF SAN BERNARDINO FOR THE PURPOSES OF THE COUNTY ENGINEER AND TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
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LOCATION MAP



A Better Way of Life

Town of Apple Valley

14955 Dale Evans Parkway • Apple Valley, California 92307

October 22, 2007

Ms. Janis Miller
J.E. Miller & Associates
15402 W. Sage #201
Victorville, CA 92392

Subject: **Tentative Tract Map No. 18790**

Tentative Tract Map Expiration Date: **October 17, 2010**

Dear Ms. Janis Miller:

At the October 22, 2007 regularly scheduled meeting, the Planning Commission reviewed and approved the above referenced project, a subdivision of Tentative parcel Map to subdivide 8.46-net acres into two (2) industrial lots. Parcel (1) is developed with an existing industrial distribution building and parcel two (2) is vacant. The project is located within the Specific Plan Industrial designation (I-SP), and is located on the southeast corner of Navajo Road and Alstair Street; APN 0463-232-58.

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

This approval shall expire three (3) years from the date of the action (**on October 17, 2010**), unless the map is recorded or extended in accordance with the provision in the Development Code addressing time extensions. Any application for a time extension, and the appropriate fees, must be submitted to the Town of Apple Valley a minimum of thirty (30) days prior to the expiration date.

Enclosed you will find the conditions as approved by the Planning Commission and as accepted by the applicant's representative at the public hearing. If you have any questions on this matter, please contact the Town's Planning Division at (760) 240-7000 ext. 7207. Town offices are open Monday through Thursday between 7:30 a.m. and 5:30 p.m., and alternating Fridays between 7:30 a.m. and 4:30 p.m. (**closed the subsequent Fridays**).

Sincerely,
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

Lori Lamson
Assistant Director of Community Development

FINAL CONDITIONS OF APPROVAL

Case No. Tentative Tract Map No. 18790

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 Parcel Map becomes effective ten (10) days from the date of the decision unless an appeal is filed as stated in the Town's Development Code.
- P2. Prior to approval of the Final Map, the following agencies shall provide written verification to the Planning Division that all pertinent conditions of approval and applicable regulations have been met:

Apple Valley Fire Protection District
Apple Valley Ranchos Water Company
Apple Valley Public Services Division
Apple Valley Engineering Division
Apple Valley Planning Division
- P3. Tentative Parcel Map No. 18790 shall adhere to all requirements of the North Apple Valley Industrial Specific Plan and Development Code.
- P4. The applicant shall agree to defend at his sole expense (with attorneys approved by the Town), and indemnify the Town against any action brought against the Town, its agents, officers or employees resulting from or relating to this approval. The applicant shall reimburse the Town, its agents, officers or employees for any judgment, court costs and attorney's fees which the Town, its agents, officers or employees may be required to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of these obligations under this condition.
- P5. Approval of the Tentative Parcel Map No. 18790 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 lots shall be a minimum of:

Development Standards I-SP	
Minimum Lot Size (Ac)	2 Acres
Minimum Lot Width (Feet)	100 Feet
Minimum Lot Depth (Feet)	100 Feet

P8. ~~All subdivision walls constructed along the perimeter of the property lines, shall be constructed of slump stone, split face or masonry material. 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).~~

P9. If the 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.

P10. The filing fee for a Notice of Determination (NOD) requires the County Clerk to collect a handling fee of \$50.00. Additionally, as of January 1, 2007, a fee of \$1,800 is required to be collected by the County for the processing of a NOD for the State Fish & Game fees. The fees must be paid within five (5) days of the approval of this application in order to reduce the Statute of Limitations to thirty (30) days. All fees must be submitted prior to the issuance of any permits. All checks shall be made payable to the County of San Bernardino.

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.

- ~~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 twenty eight (28) feet with curb, gutter and sidewalk on the development side.~~
- EC4. Lafayette Street adjacent to the property shall be improved to the Town's half-width Secondary Road standards.
- ~~EC5. Alstair Street adjacent to the property shall be improved to the Town's half-width Commercial Street standards.~~
- ~~EC6. Navajo Road adjacent to the property shall be improved to the Town's half-width Secondary Road standards.~~
- EC7. A forty four (44)-foot wide road dedication along Navajo Road adjacent to the property shall be granted to the Town of Apple Valley.
- EC8. Additional road dedication, three (3)-feet for a total of thirty three (33) feet half-width, along Ramona Road adjacent to the property shall be granted to the Town of Apple Valley.
- EC9. A thirty three (33)-foot wide road dedication along Alstair Street adjacent to the property shall be granted to the Town of Apple Valley.
- ~~EC10. 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 feet.~~
- ~~EC11. All required improvements shall be constructed and approved or bonded in accordance with Town Development Code.~~
- EC12. An encroachment permit shall be obtained from the Town prior to performing any work in any public right of way.
- ~~EC13. 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.~~
- EC14. 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.
- EC15. 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.
- ~~EC16. Utility lines shall be placed underground in accordance with the requirements of the Town. (Municipal Code Section 14.28)~~
- ~~EC17. 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.~~

~~EC18. Traffic impact fees adopted by the Town shall be paid by the developer.~~

~~EC19. Any developer fees adopted by the Town including but not limited to drainage fees shall be paid by the developer.~~

~~EC20. Any required street striping shall be thermoplastic as approved by the Town Engineer.~~

~~EC21. 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.~~

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. Construct the sewer collector lines and laterals to each lot to connect to the trunk sewer system or other system as approved in advance by the Town.~~

~~PW3. 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.~~

~~PW4. Buy-in fees will be required prior to Building Permit. Contact the Public Works Department for costs associated with said fees.~~

Apple Valley Fire Protection District Conditions of Approval

1. The Apple Valley Fire Protection District protects the above referenced project. Prior to construction occurring on any parcel, the owner shall contact the Fire District for verification of current fire protection development requirements.

2. Prior to combustible construction, 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. Apple Valley Fire Protection District, Ordinance 22, Section (l) and install per A.V.F.P.D. Standard ARI #8
3. Fire lanes shall be provided with a minimum width of twenty four (24)-feet, maintained, and identified. Apple Valley Fire Protection District Ordinance 41, Install per A.V.F.P.D. Standard Series #202
4. 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	GPM @ 20 psi Residual Pressure
Duration	Hour(s)
Hydrant Spacing	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 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
5. An approved fire sprinkler system shall be installed throughout any building:
 - 5,000 square feet or greater, including garage and enclosed areas under roof.
 - Two stories or greater.
 - Existing building(s) with intensification of use, or
 - Other per California Building Code requirements.

The system shall be supervised and connected to an approved alarm monitoring station and provide local alarm which will give an audible signal at a protected location. Supervision to be both water flow and tamper. Sprinkler work may not commence until approved plans and the Fire District has issued permits. Apple Valley Fire Protection District, Ordinance 41

6. 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.
7. Apple Valley Fire Protection District Tract/Development fees in the amount of \$400 shall be paid to the Fire District according to the current Apple Valley Fire Protection District Fee Ordinance.

8. The developer shall submit a map showing complete street names within the development, to be approved by the Fire District prior to final map.
9. Prior to issuance of Building Permit, the developer shall pay all applicable fees as identified in the Apple Valley Fire Protection District Ordinance.

END OF CONDITIONS