

**MINUTES
TOWN OF APPLE VALLEY
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 1, 2021**

CALL TO ORDER

Chairman Harrison called to order the regular meeting of the Town of Apple Valley Planning Commission at 6:01p.m.

Roll Call

Present: Commissioners Kallen; Commissioner Lanyon; Chairman Harrison.

Absent: Commissioner Tinsley; Vice-Chairman Arias,

Staff Present

Daniel Alcayaga, Planning Manager; Richard Pederson, Deputy Town Engineer; Pam Cupp, Senior Planner, Albert Maldonado, Town Attorney; and Maribel Hernandez, Planning Commission Secretary.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Lanyon.

APPROVAL OF MINUTES

1. Minutes for the Regular Meeting of August 4, 2021.

Motion by Commissioner Kallen, second by Commissioner Lanyon to approve minutes of the August 4, 2021.

ROLL CALL VOTE

Yes: Chairman Harrison
Commissioner Kallen
Commissioner Lanyon

Noes: None

Abstain: None

Absent: Vice-Chairman Arias
Commissioner Tinsley

The Motion Carried by a 3-0-0-2 vote.

PUBLIC COMMENTS

None

PUBLIC HEARING

2. Tentative Tract Map No. 20306.

A request to subdivide approximately 100 acres into 160 single-family lots and three (3) lettered lots. The lots will range in size from 18,109 to 40,555 square feet with an average lot size of 21,164 square feet. There is no housing product proposed at this time. The project is located within the Equestrian Residential (R-EQ) zoning designation.

Ms. Pam Cupp presented the staff report as filed with the Planning Division.

Rob Kirkpatrick, with David Evans was present and Mr. Thomas Rubik, applicant was available by phone.

Commissioner Kallen asked if this would be a phased project.

Ms. Cupp said the applicant did not indicate phasing, but conditions of approval were included in dealing with proposed phasing.

Commissioner Kallen asked how the block wall would be incorporated in this large area should there be phasing.

Ms. Cupp said, should this become a gated community then a block wall would encompass the entire development, and would require a realignment of the Lifeline Trail, but the Development Code only requires that subdivisions be walled when backed up to secondary or major arterials.

Richard Pederson, Deputy Town Engineer said he reviewed the study and they are required to pay a traffic impact fee that will apply to

Commissioner Kallen asked if Rancherias could be expanded to accommodate four lanes of traffic.

Mr. Pederson said Rancherias Road is a secondary road on the circulation element and is to be a four lane road and when this housing project comes in, then Rancherias will be built to be a four lane road but striped to be a two-lane road, until the need for it to be converted into a four lane road to accommodate the traffic when needed.

Chairman Harrison asked how drainage flow be handled.

Mr. Pederson said the project has a large parcel set aside for an onsite retention basin and will require for an assessment district to be set up for the maintenance of the onsite basin.

Chairman Harrison opened the public hearing at 637pm.

Commissioner Lanyon asked about the traffic study primarily on the predictions on the flow of traffic.

Mr. Pederson, said there has been no development in the northern area, and all intersections can accommodate future traffic.

Mr. Rubik asked for clarification of EC34, regarding the 40 foot easement to vacate an existing road dedication.

Mr. Pederson clarified the 40 foot, the Town of Apple Valley has the authority to vacate a road that is no longer needed.

Mr. Rubik asked about eliminating condition P29 because horse trails on local roads would be difficult to maintain especially if trails are not used.

Commissioner Kallen made the recommendation to remove the horse trails on local roads within this tract and that the surrounding trails would be suffice.

Joyce Matthews, Bonnie Lanyon, Tom Harp, and Joe Villalpando, Apple Valley residents spoke against the project with concerns on the impact on traffic.

Chairman Harrison closed the Public Hearing at 7:31pm.

Chairman Harrison recommended to add a condition to direct construction traffic on to Corwin Rd to the north instead of Rancherias Road to the south.

Commissioner Kallen recommended to bring the phasing of the project back to the Planning Commission for approval.

Chairman Harrison asked the applicant if he agrees with the conditions as amended.

Mr. Rubik agreed with the conditions as amended.

Modification to condition:

P14 If a phased development is proposed, prior to the issuance of a grading permit or recordation of the first final map, whichever occurs first, the developer shall submit a final phasing and construction plan covering the entire Tentative Map for review and approval by the Planning ~~Division~~ Commission at a public hearing.

P28 A fourteen (14)-foot wide Lifeline Trail easements shall be dedicated and developed along the north side of South Road, the west side of Sago Road from South Road to "D" Street, the south side of "D" Street between Sago and Rancherias Road and on the west side of Rancherias Road, between "D" Street and Corwin Road. The Lifeline Trail shall be constructed in conformance with the adopted Multi-Use and Equestrian Trails Standards.

EC1. Prior to any housing development, Rancherias Road adjacent to the property shall be improved to the Town's full-width Secondary Road standards from the southern boundary of the proposed tract to Corwin Road.

Removal of condition:

~~P29 Tentative Tract Map No. 20306 shall adhere to all Equestrian Residential (R-EQ) site development standards and all requirements of the Development Code. All local streets shall be developed with a nine (9) foot wide trail, and a three (3) foot wide separation between curb face and trail, within the right of way (in lieu of sidewalk), on the north and west side.~~

Addition of condition:

B10 All construction related traffic shall enter and exit the site from Corwin Road.

Motion by Chairman Harrison, second by Commissioner Lanyon that the Planning Commission move to:

1. Determine that the proposed Tentative Tract Map will not have a significant effect on the environment, with adherence to the Conditions of Approval recommended in this report and implementation of mitigation measures identified in the Initial Study.
2. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program for Tentative Tract Map No. 20306.
3. Find that the facts presented in the staff report support the required Findings for approval and adopt those Findings.
4. Approve Tentative Tract Map No. 20306, subject to the attached Conditions of Approval.
5. Direct staff to file a Notice of Determination.

ROLL CALL VOTE

Yes: Chairman Harrison
Commissioner Kallen
Commissioner Lanyon
Noes: None
Abstain: None
Absent: Vice-Chairman Arias
Commissioner Tinsley

The Motion Carried by a 3-0-0-2 vote.

OTHER BUSINESS

Daniel Alcayaga announced Ms. Pam Cupp will be retiring. Her last day will be September 10, 2021.

PLANNING COMMISSION COMMENTS

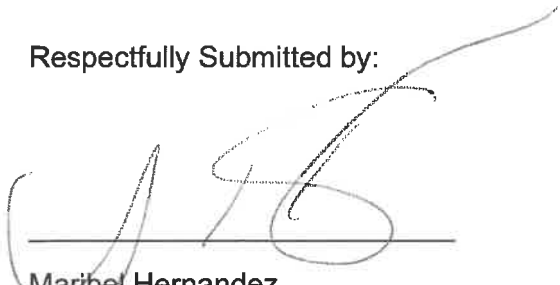
Planning Commission thanked Ms. Cupp for her services with the Town of Apple Valley and wished her well on her retirement.

STAFF COMMENTS

ADJOURNMENT

Motion by, Commissioner Kallen, seconded by Commissioner Lanyon and unanimously carried, to adjourn the meeting to the regular Planning Commission meeting on September 15, 2021.

Respectfully Submitted by:

A handwritten signature in black ink, appearing to be 'MH', written over a horizontal line.

Maribel Hernandez
Planning Commission Secretary

Approved by:

A handwritten signature in black ink, appearing to be 'J. Harrison', written over a horizontal line.

Chairman Joel Harrison