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**TOWN OF APPLE VALLEY  
PLANNING COMMISSION AGENDA**

**WEDNESDAY, April 6th, 2022**

**Regular Meeting 6:00 p.m.**

***Town Council Chambers***  
**14955 Dale Evans Parkway**

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**PLANNING COMMISSION MEMBERS**

Mike Arias Jr., Chairman  
Jared Lanyon, Vice-Chairman  
Bruce Kallen, Commissioner  
B.R. "Bob" Tinsley, Commissioner

**PLANNING DIVISION OFFICE: (760) 240-7000 Ext. 7200**  
**[www.AVPlanning.org](http://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.***



Get a Slice of the Apple.

**TOWN OF APPLE VALLEY  
PLANNING COMMISSION AGENDA  
REGULAR MEETING  
WEDNESDAY April 6th, 2022 – 6:00 P.M.**

**IMPORTANT COVID-19 NOTICE**

THIS MEETING IS BEING CONDUCTED CONSISTENT WITH CURRENT GUIDANCE ISSUED BY THE STATE OF CALIFORNIA REGARDING THE COVID-19 PANDEMIC. THE MEETING IS BROADCAST LIVE AND VIEWABLE ON FRONTIER CHANNEL 29 OR CHARTER SPECTRUM CHANNEL 186 AND LIVE STREAMED ONLINE AT [APPLEVALLEY.ORG](http://APPLEVALLEY.ORG). FOR INDIVIDUALS NOT PHYSICALLY PRESENT AND STILL WISHING TO MAKE PUBLIC COMMENTS, YOU MAY COMMENT IN ONE OF TWO WAYS:

- 1) COMMENTS AND CONTACT INFORMATION CAN BE EMAILED TO [PUBLICCOMMENT@APPLEVALLEY.ORG](mailto:PUBLICCOMMENT@APPLEVALLEY.ORG) TO BE INCLUDED IN THE RECORD;
- 2) A REQUEST TO SPEAK CAN BE EMAILED TO THE SAME ADDRESS AS ABOVE AND AT THE TIME OF THE REQUESTED AGENDA ITEM, THE TOWN CLERK WILL PLACE A PHONE CALL TO THE COMMENTER AND ALLOW THEM TO SPEAK TO THE COUNCIL VIA SPEAKER PHONE DURING THE LIVE MEETING FOR UP TO THREE MINUTES.

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](http://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: Kallen \_\_\_\_\_; Tinsley \_\_\_\_\_;  
Vice-Chairman Lanyon \_\_\_\_\_; Chairman Arias \_\_\_\_\_

## PLEDGE OF ALLEGIANCE

## 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.

## APPROVAL OF MINUTES

1. Approval of the minutes of the regular meeting of February 16th , 2022.

## PUBLIC HEARING ITEMS

### 2. Tentative Parcel Map No. 20457

A request to approve a Tentative Parcel Map to create four parcels from 3.1 acres within the Single Family Residential (SFR) District (Applicant: Altec Engineering APN: 3087-201-03)

**APPLICANT:** Altec Engineering

**LOCATION:** The project site is located on the south side of Geronimo Road, approximately 1,200 feet east of Deep Creek Road (APN: 3087-201-03)

### ENVIRONMENTAL

**DETERMINATION:** Staff had determined that, pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15315, Minor Land Division, the proposed request is Exempt from further environmental review.

**PREPARED BY:** Daniel Alcayaga, AICP, Planning Manager

**RECOMMENDATION:** Approval

**OTHER BUSINESS**

**PLANNING COMMISSION COMMENTS**

**STAFF COMMENTS**

**ADJOURNMENT**

The Planning Commission will adjourn to its next regularly scheduled Planning Commission meeting on April 20th, 2022.

## MINUTES

### TOWN OF APPLE VALLEY PLANNING COMMISSION Regular Meeting Wednesday, February 16, 2022

#### CALL TO ORDER

At 6:00 p.m., the Regular Meeting of the Planning Commission of the Town of Apple Valley for February 16, 2022, was called to order by Chairman Arias.

#### ROLL CALL

**Present:** Commissioner Harrison; Commissioner Kallen; Commissioner Tinsley; Vice-Chairman Lanyon; Chairman Arias

**Absent:** None.

#### STAFF PRESENT

Daniel Alcayaga, Planning Manager; Albert Maldonado, Town Attorney; Yvonne Rivera, Deputy Town Clerk; Yenifer Cid, Planning Commission Secretary.

#### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Harrison.

### APPROVAL OF MINUTES

#### 1. Approval of Minutes of the regular meeting of February 2, 2022.

##### MOTION

Motion by Commissioner Kallen, seconded by Vice-Chairman Lanyon, to approve the minutes for the Regular Meeting of February 2, 2022.

##### **Roll Call Vote**

**Ayes:** Commissioner Harrison  
Commissioner Kallen  
Commissioner Tinsley  
Vice-Chairman Lanyon  
Chairman Arias

**Noes:** None

**Abstain:** None

**Absent:** None

Motion carried: 5-0-0-0

## PUBLIC COMMENTS

None.

## PUBLIC HEARING ITEMS

- 2. Conditional Use Permit No. 2021-008.** A request to allow an increase of the number of beds from six (6) to eight (8) for an existing Senior Residential Care Facility at 18554 Olalee Way. Applicant: Kanwal Imtiaz; APN: 0473-542-16

Chairperson Arias opened the Public Hearing at 6:10 p.m.

Daniel Alcayaga, Planning Manager, presented the staff report as submitted to the Planning Secretary.

Kanwal Imtiaz, Applicant, provided the Planning Commission with a brief overview of the project. She also commented on the inspections performed by the State.

Mr. Alcayaga noted for the record, that the neighboring property owners were Noticed accordingly.

There being no public comments, Chairperson Arias asked the Applicant if she agreed with all the Conditions of Approval.

The Applicant stated she agreed with all the Conditions of Approval.

Chairperson Arias closed the Public Hearing at 6:12 p.m.

### **MOTION**

Motion by Commissioner Harrison, seconded by Commissioner Kallen to:

1. Find that, pursuant to the California Environmental Quality Act (CEQA), Section 15301, the proposed request is Exempt from further environmental review.
2. Find the facts presented in the staff report support the required Findings for Approval for Conditional Use Permit CUP 2021-008.
3. Adopt the Findings as provided in the staff report and Conditional Use Permit CUP 2021-008.
4. Direct staff to file the Notice of Exemption.

### **Roll Call Vote**

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

The motion carried by a 5-0-0-0 vote.

- 3. Consideration of Conditional Use Permit No. 2019-006**, Amendment 2 to allow construction of a 7,670 square foot rustic metal building to be used for banquets and live entertainment. The Amendment will include adding food vendors on the northeast portion of the property, including converted shipping containers as restaurant kitchens and outdoor dining. Applicant: Chet Hitt; APN 3112-651-23

Chairperson Arias opened the Public Hearing at 6:13 p.m.

Daniel Alcayaga, Planning Manager, presented the staff report as submitted to the Planning Secretary.

Discussion ensued regarding the exterior alteration process of the cargo containers.

Mr. Alcayaga explained that any exposed steel would be limited to 25% of the exterior façade. He also responded to concerns expressed by the Commission regarding signage.

Discussion also ensued regarding the Building and Safety Conditions of Approval.

Brian Pachman, Fire Marshall at Apple Valley Fire Protection District, provided the Commission with a summary of the updated conditions as prepared by the Apple Valley Fire Protection District for this project.

Chet Hitt, Applicant, responded to a series of questions by the Commission regarding the proposed project, including the design of the building and exterior design of the containers. He also spoke of plans in the future to add parking spaces along Quinnault Road, which will be included in the Specific Plan as part of the PBID project. Mr. Hitt announced the projected opening date for the Market Place is May 2, 2022.

Albert Maldonado, Town Attorney, recommended adding language to Condition P32, to exclude the use of company names for advertising purposes on any signage.

Commission discussion concluded with a consensus to modify Condition P32 as outlined below.

1. Modify the first sentence to read as follows:

“All repurposed cargo containers used as restaurant kitchens shall undergo an exterior alteration process whereby the containers undergo a rustic finish process, painted covered or skinned with Town-approved exterior building materials and are consistent with the material used at the facility.”

2. Omit the second sentence in its entirety.

3. Modify the last sentence to read as follows:

“Any original branding on the containers shall be completely removed.”

There being no public comments, Chairperson Arias asked the Applicant if they agreed with all the Conditions of Approval, as amended.

The Applicant stated they agreed with all the Conditions of Approval, as amended.

Chairperson Arias closed the Public Hearing at 6:55p.m.

Additional discussion ensued regarding Condition Use Permit 2019-006 and how it compares to the Specific Plan.

Mr. Maldonado explained that upon approval, the Conditional Use Permit (CUP) would be locked in and that the Applicant would have to comply with the Specific Plan should he wish to amend the CUP in the future.

## **MOTION**

Motion by Commissioner Tinsley, seconded by Commissioner Kallen to:

1. Find that, pursuant to the California Environmental Quality Act (CEQA), Sections 15301 and 15303, the proposed request is Exempt from further environmental review.
2. Find the facts presented in the staff report support the required Findings for Approval for Conditional Use Permit No. 2019-006, Amendment 2.
3. Adopt the Findings as provided in the staff report and Conditional Use Permit No. 2019-006, Amendment 2, as amended.
4. Direct staff to file the Notice of Exemption.



**Roll Call Vote**

Ayes: Commissioner Harrison  
 Commissioner Kallen  
 Commissioner Tinsley  
 Vice-Chairman Lanyon  
 Chairman Arias

Noes: None

Abstain: None

Absent: None

The motion carried by a 5-0-0-0 vote.

**OTHER BUSINESS**

**PLANNING COMMISSION COMMENTS**

Commissioner Kallen asked questions regarding the Planning Commission monthly reports.

Commissioner Harrison congratulated Commissioner Kallen on being awarded “Best of the Desert”. He thanked the Planning Commission and staff for their support during his tenure on the Planning Commission.

**STAFF COMMENTS**

Daniel Alcayaga, Planning Manager, commented on the changes within his department. He respectfully requested approval by the Commission to go dark in the month of March to allow proper training of new staff members. He also provided the Commission with an update on future agenda items.

**ADJOURNMENT**

Motion by Commissioner Tinsley, seconded by Commissioner Harrison, and unanimously carried to adjourn the meeting of the Planning Commission at 7:06 p.m. to the Regular Meeting on April 6, 2022.

Respectfully Submitted by:

\_\_\_\_\_  
Yvonne Rivera, Deputy Town Clerk

Approved by:

\_\_\_\_\_  
Chairman Mike Arias, Jr.



## Planning Commission Agenda Report

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Date: April 6, 2022 Item No. 3

To: Planning Commission

Case Number: Tentative Parcel Map No. 20457

Applicant: Altec Engineering

Proposal: A request to approve a Tentative Parcel Map to create four parcels from 3.1 acres within the Single Family Residential (SFR) District

Location: The project site is located on the south side of Geronimo Road, approximately 1,200 feet east of Deep Creek Road (APN: 3087-201-03)

Environmental Determination: Staff had determined that, pursuant to the Guidelines to Implement the California Environmental Quality Act (CEQA) Section 15315, Minor Land Division, the proposed request is Exempt from further environmental review.

Prepared By: Daniel Alcayaga, AICP, Planning Manager

Recommendation: Approval

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### PROJECT SITE AND DESCRIPTION

- A. Project Size:  
The existing parcel is approximately 3.1 acres in size.
- B. General Plan Designations:  
Project Site - Single Family Residential (R-SF)  
North - Single Family Residential (R-SF)  
South - Single Family Residential (R-SF)  
East - Single Family Residential (R-SF)  
West – Single Family Residential (R-SF)

C. Surrounding Zoning and Land Use:

Project Site - Single Family Residential (R-SF), Vacant Lot  
North – Single Family Residential (R-SF), Partially vacant/developed  
South - Single Family Residential (R-SF), Single-family residence  
East - Single Family Residential (R-SF), Single-family residence  
West - Single Family Residential (R-SF), Single-family residence

D. Site Characteristics:

The existing site is currently vacant and consists mainly of sparse vegetation. The property is relatively flat with no apparent drainage courses. The surrounding properties consists of residential properties on all sides, except properties to the north consists of both vacant lots as well as properties with existing single-family residences.

ANALYSIS

A. General:

The applicant is requesting Planning Commission review and approval of a Tentative Parcel Map that will subdivide 3.1 acres into four (4) lots. The project is located within the Single Family Residential (R-SF) zoning designation and proposes a minimum lot size of 28,000 square feet. The R-SF zoning designation requires that each lot is a minimum of 18,000 square feet or .4 net acre in size, with a minimum lot width of 100 feet and a minimum lot depth of 150 feet.

The lot configurations proposed are consistent with the requirements shown in Table 9.28.040-A *Site Development Standards* of the Town’s Municipal Code. The proposed lots comply with the Development Code standards.

1. Traffic and Circulation

The project site has approximately 745 feet of frontage on Geronimo Road, which is a paved road allowing access to the proposed subdivision. Development Code Section 9.71.020 – *General Subdivision Standards* states the following:

“D.1 Street layout and design shall be consistent with the Circulation Element of the General Plan and surrounding developments, except that curbs, gutters and sidewalks shall not be required for parcel map recordation unless specifically conditioned by the Commission for consistency with surrounding development at the time of Tentative Parcel Map approval.”

The proposed subdivision is located along Geronimo Road, between Deep Creek Road and Pocono Road from which the majority of the south side of the road is improvement with curb, gutter, and sidewalks. It is recommended that the Planning Commission require curb, gutter, and sidewalk to match improvements with the existing subdivisions to the south, west and east.

2. Drainage

Prior to issuance of a grading permit, a final drainage plan shall be submitted for review and approval by the Town Engineer showing provisions for receiving and conducting off-site and on-site tributary drainage flows around or through the site in a manner which will not adversely affect adjacent or downstream properties. The proposal is required to retain onsite drainage flows from a 100-year design storm.

3. Sewer Connection

The proposed subdivision will be required to connect to sewer, as sewer exists along the project frontage on Geronimo Road.

Based upon the information provided, implementation of development standards and Conditions of Approval, the proposed four (4)-lot subdivision will not produce adverse impacts upon the site nor surrounding properties. The project site is designated for single-family development and is within the R-SF zone. Adjacent to the project site are Single Family Residential (R-SF) zoning designations, which will allow the property owner to develop the site in a manner that is consistent with the Town's goals and objectives to promote single-family residential development.

B. Environmental Assessment:

Pursuant to Section 15315 of the Guidelines to Implement the California Environmental Quality Act (CEQA), Minor Land Division, the proposed request is Exempt from further environmental review.

C. Noticing:

The public hearing for proposed Tentative Parcel Map No. 20369 was legally noticed on March 25, 2022.

D. Findings:

In considering any Tentative Parcel Map, the Commission is required by the Development Code to make specific Findings. The following are the Findings for a Tentative Parcel 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 has a General Plan land use and zoning designations Single Family Residential (R-SF) and, by its size, shape and configuration, the property has the ability to be used in a manner consistent with the General

Plan Land Use Element and zoning designations. The project is a proposal to divide 3.1 acres into four lots and, with adherence to the recommended conditions, will meet the minimum requirements for lot size, width and depth as prescribed by the Code.

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 the purpose of future residential development at the density allowed by the underlying zoning (.4 to .9 dwelling units per acre). The proposed subdivision will allow the property owner to develop the property in a manner that is consistent with the Town's General Plan Goals and Objectives to promote single-family residential development.

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 are appropriate in size to provide natural heating and cooling opportunities for development of the site. 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. Public sewer is available to site at this time and will required to connect to sewer consistent with all laws.

### 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. Find that pursuant to the California Environmental Quality Act (CEQA), Section No. 15315, the proposed request is Exempt from further environmental review.
2. Find the Facts presented in the staff report support the required Findings for approval and adopt the Findings.
3. Approve Tentative Parcel Map No. 20457, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

**ATTACHMENTS:**

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

TOWN OF APPLE VALLEY

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**RECOMMENDED CONDITIONS OF APPROVAL**  
**Tentative Parcel Map No. 20457**

*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:
- a. Apple Valley Fire Protection District
  - b. Golden State Water Company
  - c. Apple Valley Public Works Division
  - d. Apple Valley Engineering Division
  - e. 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. The check shall be delivered to the Planning Division for processing and be made payable to the Clerk of the Board of Supervisors, 385 North Arrowhead, 2nd Floor, San Bernardino, CA 92415.
- P4. Tentative Parcel Map No. 20457 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. 20457 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. Development of the parcel is subject to the Town's Interim Local Policy and Procedures on the Western Joshua Tree published July 21, 2021 or amendment thereof.
- P8. The project shall conform to the Single Family Residential (R-SF) development standards for front, side and rear yard-building setbacks.
- P9. 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.
- P10. All new development of residential structures shall be designed and constructed in compliance with the "Single Family Infill Plotting Criteria" and will be subject to the review and approval by the Planning Division.
- P11. 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.

### **Environmental & Regulatory Compliance Conditions of Approval**

- ER1. Pursuant to AVMC § 8.19.020(a) et seq., the construction contractor shall complete and submit a Waste Management Plan ("WMP"), on a WMP form approved by the Town for this purpose as part of the application packet for the building or tenant improvement permit.
- ER2. Pursuant to AVMC § 8.19.050 and prior to the issuance of a Certificate of



Occupancy, the contractor shall submit documentation proving that the project has met the diversion requirement. The diversion requirement shall be at least fifty percent (50%) of the total C&D debris generated by the project via reuse or recycling.

- ER3. Pursuant to AVMC § 6.20.021, each occupied residential household shall participate in the Town's solid waste and recyclables collection service offered by the Town's franchise solid waste hauler. Contact Burrtec Waste Industries at (760)245-8607 for further information.
- ER4. Pursuant to AVMC 6.20.160, each and every residential unit shall provide adequate screening for at least one trash, one recyclables and, in anticipation of SB 1383, one organics waste cart.

### **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. (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 streets abutting the development shall be improved a minimum half-width of 28 feet with curb and gutter and sidewalks on the development side.
- EC4. The street Geronimo Road shall be improved to the Town's half-width local street standards adjacent to the project boundaries.
- EC5. During the grading of the roads, soils testing of the road sub-grades by a qualified soils engineering firm shall be performed to determine appropriate structural road section. Minimum asphalt concrete thickness for all streets shall be 0.25 ft.
- EC6. 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.
- EC7. An encroachment permit shall be obtained from the Town prior to performing any work in public rights of way.
- EC8. 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.

- EC9. A final grading plan shall be submitted to the Town Engineer prior to issuance of a grading permit for review and approval. 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.
- EC10. Utility lines shall be placed underground in accordance with the requirements of the Town.
- EC11. Traffic impact fees pursuant to Town Ordinance No. 42 shall be paid by the developer.
- EC12. Any developer fees such as drainage fees shall be paid by the developer.
- EC13. The 30' wide road easement for Quapaw Road shall be vacated.

**Building and Safety Department 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 1000 cubic yards.
- BC2. Grading and drainage plans including a soils report must be submitted to and approved by the Building Department and Engineering Department prior to grading permit issuance.
- BC3. Submit plans, engineering, and obtain permits for all structures, 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 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. All cross lot drainage requires easements and may require improvements at the time of development.

**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, and other statutes, ordinances, rules, and regulations regarding fires and fire prevention adopted by the State, County, or Apple Valley Fire Protection District.
- FD3. 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.
- 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 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.

- 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 1500 GPM @ 20 psi Residual Pressure on 8" minimum water main size.
  - Duration 2 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.

*Tentative Parcel Map No. 20457*  
*April 6, 2022 Planning Commission 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 to the current Apple Valley Fire Protection District Fee Ordinance.

**END OF CONDITIONS**

Tentative Parcel Map No. 20457 –South side of Geronimo Rd. APN: 3087-201-03

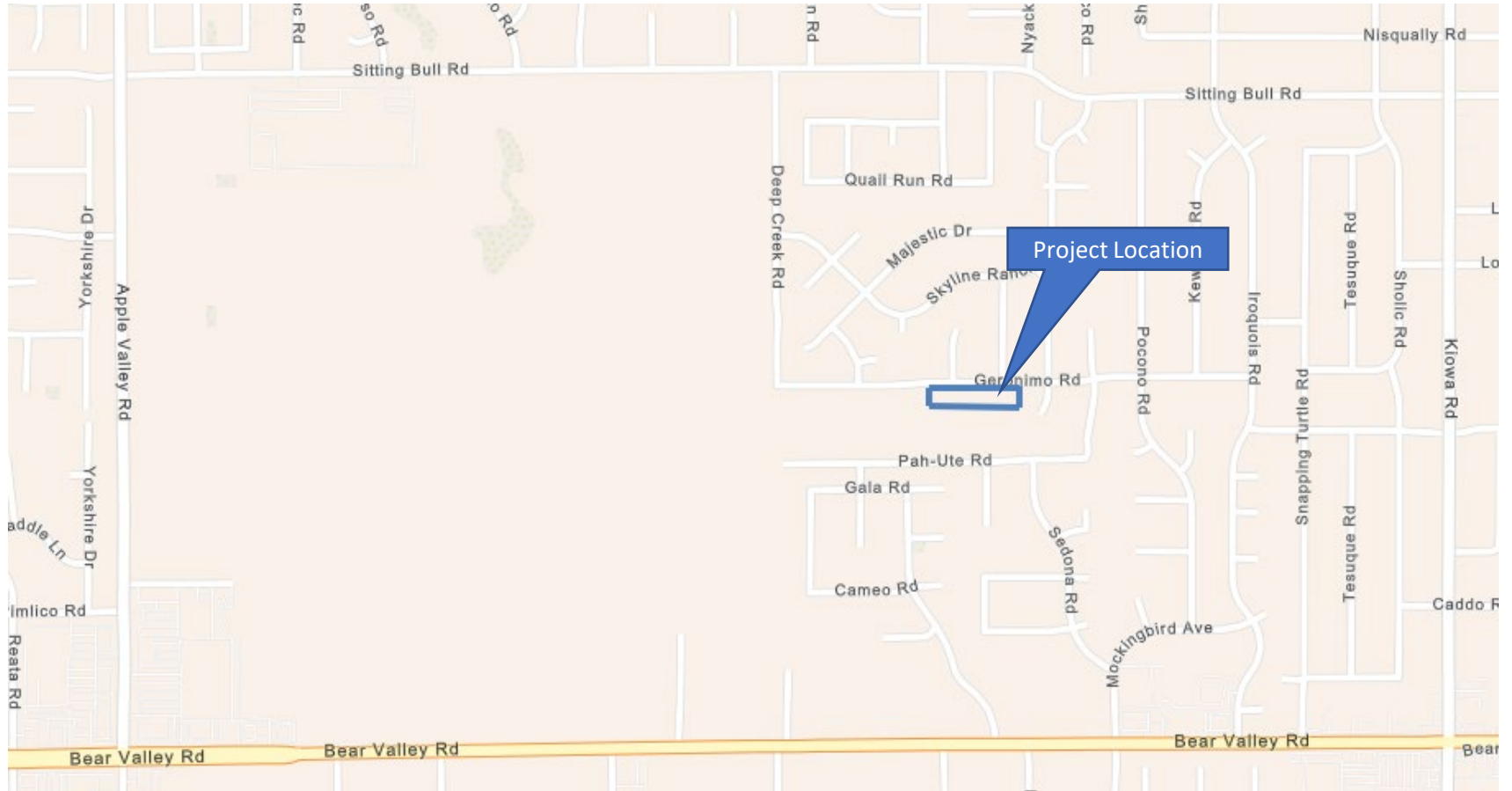


**Legend**

- (C-G) General Commercial
- (R-SF) Single Family Residential (1du/0.4 to 0.9 net acre)
- (R-M) Multi-Family Residential (2 to 20 du/net acre)

Date: 04/06/2022

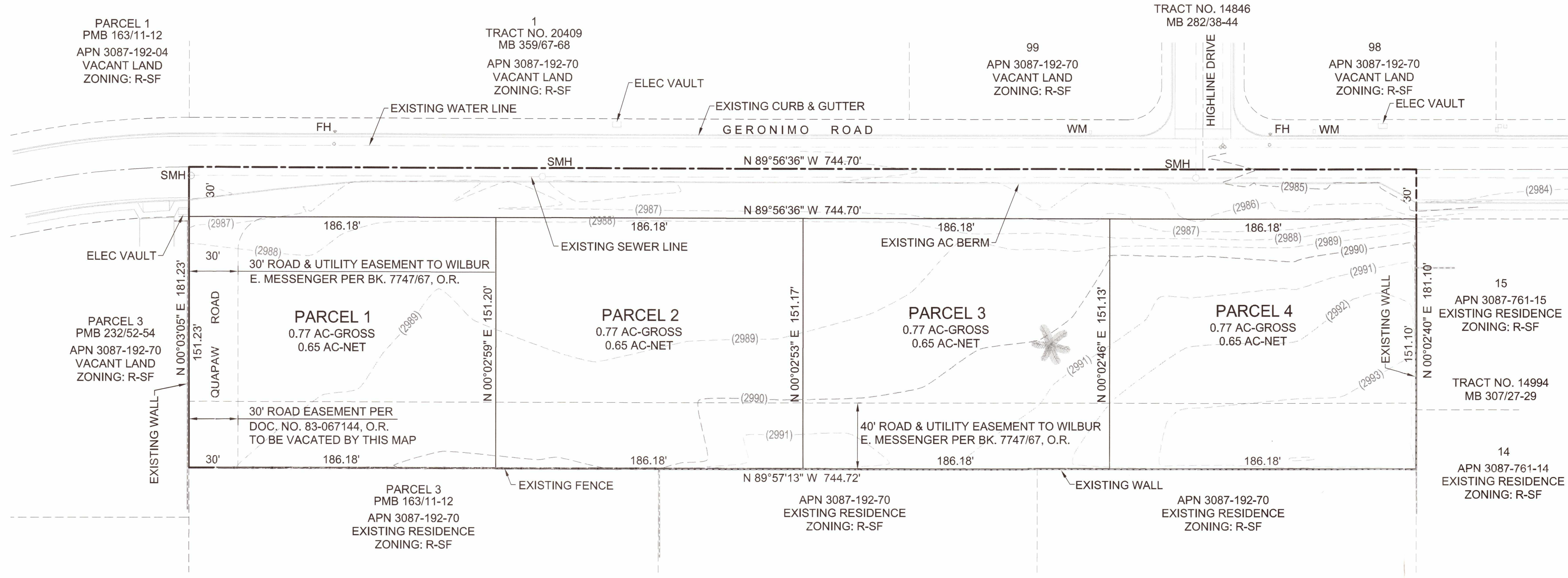
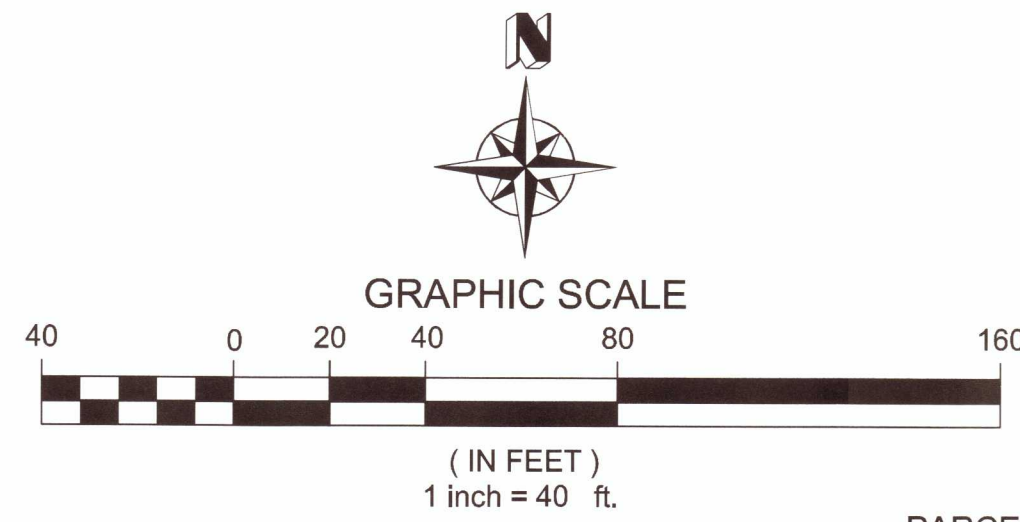
**Location Map**  
**Tentative Parcel Map No. 20457**



IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 20457**  
 BEING A DIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 5  
 NORTH, RANGE 3 WEST, S.B.M.

HIGH DESERT MAPPING

OCTOBER, 2021

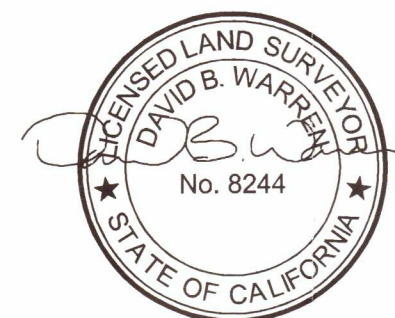


**OWNER/APPLICANT:**

RYLAR INVESTMENTS, INC.  
 LISA CARLUCCI  
 8888 SVL BOX  
 VICTORVILLE, CA 92395  
 (760) 953-0167

**REPRESENTATIVE:**

HIGH DESERT MAPPING  
 DAVID B. WARREN  
 16704 NEENACH ROAD  
 APPLE VALLEY, CA 92307  
 (760) 508-8555



**STATISTICS:**

APN 3087-201-03  
 AREA: 3.10 ACRES (GROSS)  
 2.58 ACRES (NET)  
 THIS PARCEL MAP CONTAINS 4 PARCELS  
 EXISTING ZONING: R-SF  
 NO ZONE CHANGE IS PROPOSED

**BENCHMARK:**

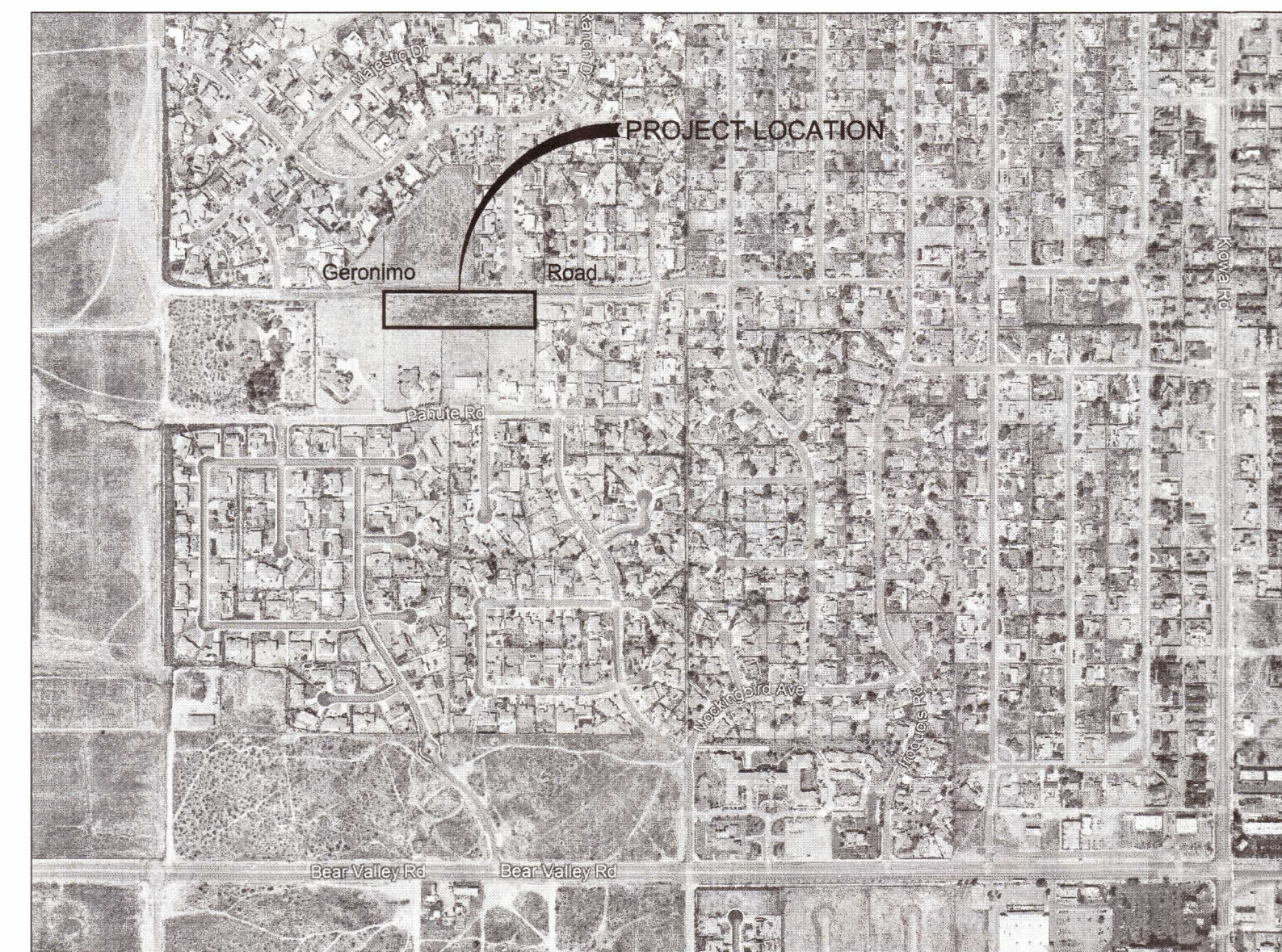
BM D-294  
 60D NAIL @ DEL ORO ROAD & KIOWA ROAD  
 ELEV=3012.76

**LEGAL DESCRIPTION:**

A PORTION OF THE WEST 1/2 OF SECTION  
 32, TOWNSHIP 5 NORTH, RANGE 3 WEST,  
 S.B.M.

**UTILITY SUPPLIERS**

- WATER - LIBERTY UTILITIES  
 21760 OTTAWA ROAD  
 APPLE VALLEY, CA 92308  
 (760) 247-6484
- SEWER - PRIVATE SEPTIC
- GAS - SW GAS  
 P.O. BOX 1498  
 VICTORVILLE, CA. 92392-1498  
 (760) 951-4166
- ELECTRIC - SOUTHERN CALIFORNIA EDISON  
 (760) 951-3101
- CABLE TELEVISION - CHARTER CABLE  
 12490 BUSINESS CENTER DR. #1  
 VICTORVILLE, CA. 92392  
 (760) 843-3076
- TELEPHONE - VERIZON  
 16071 MOJAVE ROAD  
 VICTORVILLE, CA. 92392



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**HDM** HIGH DESERT MAPPING  
 Land Surveying - Civil Design  
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 Apple Valley, CA 92307  
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