



Town of Apple Valley

Tentative Tract and Parcel Map Application



The Town of Apple Valley encourages prospective applicants to attend a pre-application conference with the Planning Division prior to formal submittal of a permit application. The conference should take place prior to any substantial investment.

Listed below are the fees and materials that must be submitted with your application for a Tentative Tract or Parcel Map application. The project application will not be accepted for processing unless all requested information and materials have been submitted and determined to be complete and adequate. Upon initial review of the project, additional technical studies may be required prior to determining that the application is complete. **Project submittals which do not include these items will not be accepted for processing.** All plans must be collated, stapled and folded to 8 1/2" x 11" notebook size. Upon submittal, filing fees will be collected as listed below. Make checks payable to the Town of Apple Valley. Please feel free to contact the Planning Division at (760) 240-7000 Ext.7200 if you have any questions.

APPLICATION PROCESSING FEES

	<u>Initial Deposit</u>	<u>Actual Cost not to exceed</u>
<input type="checkbox"/> Tentative Parcel Map (4 or less parcels)	\$5,702+\$47/lot	Actual Cost
<input type="checkbox"/> Amendment or Revision	\$3,691+\$42/lot	Actual Cost
<input type="checkbox"/> Tentative Tract Map (5 or more parcels)	\$10,592+\$71/lot	Actual Cost
<input type="checkbox"/> Tentative Tract Map Amendment or Revision	\$3,691+\$42/lot	Actual Cost
<input type="checkbox"/> Vesting Tentative Parcel Map (4 or less Parcels)	\$5,702+\$42/lot	Actual Cost
<input type="checkbox"/> Vesting Tentative Parcel Map Amendment or Revision	\$3,691+\$42/lot	Actual Cost
<input type="checkbox"/> Vesting Tentative Tract or Parcel Map-Commercial	\$12,717+\$62/lot	Actual Cost
<input type="checkbox"/> Amendment or Revision	\$3,560+\$60/lot	Actual Cost
<input type="checkbox"/> Condominium Conversion	\$3,371+\$89/unit	Actual Cost
<input type="checkbox"/> Engineering Division Review Fee		
Special Study (traffic, hydrology, geology, etc.)	\$147.27 per study	Actual cost +30% Overhead

***Should processing time exhaust the initial deposit amount, the applicant will be required to deposit additional funds.**

<input type="checkbox"/> Apple Valley Fire District Fees (checks payable to the Apple Valley Fire District)	
<input type="checkbox"/> Site Plan Review	\$447
Tentative Parcel Maps (5 lots and under)	\$149
Tentative Tract Maps (to 100 lots)	\$298
Tentative Tract Maps (101 to 200 lots)	\$372
Tentative Tract Maps (201 to 300 lots)	\$447
Tentative Tract Maps (301 + lots)	\$521

MATERIALS REQUIRED:

Listed below are the general requirements for all TTM, VTM and TPM applications.

- _____ 1. Completed General Application
- _____ 2. Completed Project Description and Existing Conditions letter.
- _____ 3. One (1) 8 1/2" x 11" reduced site plan.
- _____ 4. Items on the attached "Property Owner's Mailing List" Form
- _____ 5. Completed Preliminary Water Quality Management Plan (Page 8)
- _____ 6. One (1) copy of a current:
 - a) Preliminary title report within thirty (30) days of filing the application that shows all recorded easements;
 - b) Assessor's parcel map; and
 - c) Grant Deeds for all involved properties.

- _____ 7. Seven (7) copies of the tentative maps drawn to scale, preferably 1"=100' or larger, folded to a maximum size of 8 1/2" x 14" with the title block plainly visible and containing the information described below:
 - a) Scale, north arrow, boundary lines, dimensions of the project and the date of preparation of the map.
 - b) Provide a vicinity map at a scale of 1"=800' feet of the area showing the proposed subdivision in relation to the adjacent subdivision, established roads, landmarks, etc., within one-quarter (1/4) mile of the exterior boundaries of the proposed subdivision.
 - c) A licensed land surveyor or registered civil engineer shall sign, seal and provide their California registration or license number and the date of expiration of such number.
 - d) List the names, addresses and telephone numbers of the owners of record, the subdivider and the surveyor or engineer preparing the map.
 - e) List the names, addresses and telephone numbers of all utility companies that will serve the subdivision including, but not limited to, water supply, sewage disposal, telephone, cable, electrical and natural gas.
 - f) List the Assessor's Parcel Number(s) for the entire subdivision.
 - g) Provide a legal description of the land included within the proposed tentative map.
 - h) Show all boundary lines of the proposed subdivision with accurate bearings and distances.
 - i) Show the lot layout, dimensions of each lot (ditto marks are not acceptable) and a number or letter for each lot in consecutive order. Circle the last lot number and/or letter.
 - j) List the total acreage, the number of numbered lots and the number of lettered lots. Also list the size of each numbered and/or lettered lot and remainder parcels, if shown.
 - k) List the minimum, maximum and average lot size. Also, list the existing and proposed Zoning District classification for each lot and its proposed use.

Show the General Plan Land Use designation, Zoning District classification and land use or uses of the adjoining property within one hundred (100) feet of the proposed subdivision, including that which is across any street. Indicate the distances from all property lines and use of any structures on adjoining property.

- l) Show the locations, name and existing rights-of-ways of all adjoining highways, streets, alleys, roads, etc. If none exist, show access to the property.
- m) Show the centerline profile and grade for each proposed highway, street or drainage improvement shown on the tentative map.
- n) Show the width and location of all recorded and/or proposed easements, dedication of streets or rights-of-way.
- o) Show the radius of all curves on highways and streets.
- p) Show the location, width and direction of flow of all water courses and the location of all areas that are subject to floodwaters, overflow and inundation and all flood hazard areas and their designations.
- q) Show to scale, the location and outline of each building, utility pole or other above ground structure. Note on the map whether such building, pole or structure is to be removed from, or remain within, the subdivision.
- r) Show the location of existing wells, sewers, culverts, bridges, drain pipes, fire hydrants, sand, gravel or other excavations within the subdivision.
- s) Provide accurate contours of the existing topography at the intervals listed below. At least every fifth (5th) contour line shall be clearly labeled and indicated with a bold line so as to be distinctive. The contour lines shall extend at least fifty (50) feet beyond the subdivision boundary. The topographic map is to be done by aerial or field survey under the supervision of a licensed land surveyor or registered civil engineer.
 - One (1) foot, where the slope is less than 15 percent.
 - Two (2) feet, where the slope is between 15 and 20 percent.
 - Five (5) foot, where the slope is between 20 and 30 percent.
 - Ten (10) foot, where the slope is greater than 30 percent.
- t) In a subdivision consisting of a condominium project or a planned unit development, the tentative map shall show the location of all building envelopes and other structures to be erected, including sidewalks, parking spaces, etc. These locations shall be indicated by the use of dashed lines with unit or space numbers shown.
- u) Indicate all native trees that are four (4) inches or greater in diameter, or state in a note that none exist on the site. Also, indicate which trees are to be removed and/or relocated.
- v) If the project is located in a fault zone, show the location of the fault zone on the map.

_____8. Five (5) copies of a preliminary grading and drainage plan containing information on all existing and proposed street grades, pad elevations, circulation and drainage

improvements, including streets, drainage courses that are on-site and within one hundred (100) feet of the boundaries of the site. Show drainage area tributary to the site and a statement explaining storm water conveyance and the manner in which disposal beyond the site boundaries will be accomplished.

- _____ 9. Provide information to verify that adequate sewage disposal is available, as determined by the Apple Valley Public Works Division, which shall include one of the following:
- a) Sewer feasibility study (consult with Public Works Division for required fees and agreements).
 - b) Two (2) copies of soil percolation report. Consult with the Public Works Division regarding sewer availability and requirements for sites. Also, prior to preparation of any reports, consult with the Engineering Division for required inspections of on-site testing
 - c) A waiver of the feasibility report or percolation report, issued by the Public Works Division, based on inclusion within an assessment district agreement to install sewer or other data sufficient to verify adequate sewage disposal.
- _____ 10. A preliminary soils report, prepared by a qualified engineer registered in this State and based on adequate test borings, may be required for use in evaluating and reporting the environmental impact the subdivision may have on the Town. The requirement for a preliminary soils report may be waived by the Town Engineer if findings are that, due to the qualities of the soils in the subdivision, no preliminary analysis is necessary.
- _____ 11. One (1) copy of applicable utility service availability letter.
- _____ 12. Three (3) copies of a detailed slope analysis if the project contains any slopes of 15 percent or greater.
- _____ 13. One (1) copy of a water purveyor service letter or ground water report prepared and signed by a registered civil engineer.



A Better Way of Life

Town of Apple Valley General Application



FOR TOWN USE ONLY

Date Submitted: _____ Case No.: _____ Received By: _____

*Planning Fee: _____ Other Fees: _____ Case Planner: _____

Please type or print legibly in ink
TYPE OF APPLICATION:

Conditional Use Permit	_____	Specific Plan	_____
Development Permit	_____	Temporary Use Permit	_____
Deviation Permit	_____	Tentative Parcel Map	_____
Modification or Amendments	_____	Tentative Tract Map	_____
General Plan Amendment	_____	Variance	_____
Special Use Permit	_____	Zone Change	_____
Other _____	_____	Site Plan Review	_____

Case No. (Staff) _____

Project Address/Location Description _____

APPLICANT INFORMATION:

Property Owner _____ Telephone _____

Address _____ City _____ State _____ Zip _____

Applicant _____ Telephone _____

Address _____ City _____ State _____ Zip _____

Applicant's Representative _____ Telephone _____

(if different than Applicant)

Address _____ City _____ State _____ Zip _____

Email _____ Fax _____

PROJECT INFORMATION:

Related Projects _____

Assessor's Parcel No. (s) _____ Tract _____ Lot _____

Property Size: Gross Acres _____ Net Acres _____ Square Feet _____

Total Square Footage of Proposed Building(s) _____ No. Of Units _____

General Plan Designation _____ Zoning _____

Proposed Use of Land/Building(s) _____

Detailed Description of Project (**Required**) _____

OWNER'S AUTHORIZATION AND AFFIDAVIT:

I am/We are the legal owner(s) of said property and do hereby certify that all the foregoing information is true and correct and recognize that if any information proves to be false or incorrect the Town shall be released from any liability incurred and any permits or approvals may be null and void.

Printed Name(s) of Legal Owner(s) _____ Date _____

_____ Date _____

Signature(s) _____ Date _____

_____ Date _____

This will serve to notify you and verify that I am/we are the legal owner(s) of the property described in the project application and do hereby authorize the listed representative to file this and represent my/our interest in the application.

Signature _____

(A Letter of Authorization form may be submitted in lieu of the legal owner's signature.)

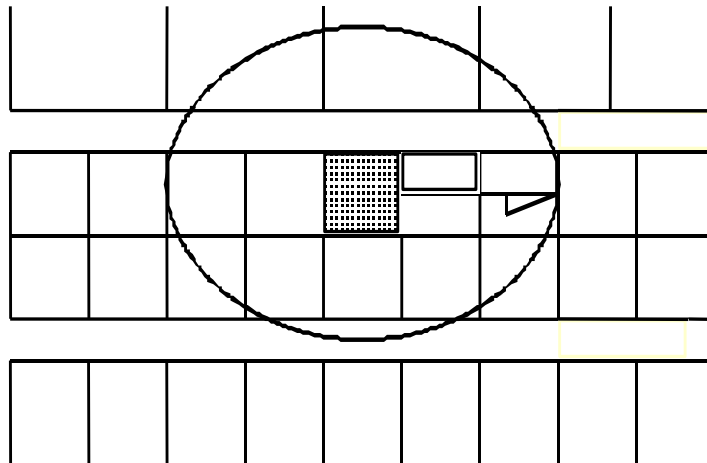
Signature of Representative _____ Date _____

PROPERTY OWNERS MAILING LIST

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll. The County Assessor's office is located at 15900 Smoke Tree Street, Suite 221, Hesperia, CA. 92345.

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor's Parcel Number, property owners name, address and zip code.
 Site of 5 acres or less properties within a radius of 300 feet.
 Site of 5 - 20 acres properties within a radius of 500 feet.
 Site of 21 - 160 acres properties within a radius of 700 feet.
 Site of 161 acres or more properties within a radius of 1,300 feet.
 Mailing address should contain: Assessor's Parcel Number, property owners name, address and zip code.
- One (1) copy of the labels sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.

Sample Vicinity/Radius Map
 (See above for required radius)



SURROUNDING PROPERTY OWNERS LIST CERTIFICATION
 (To be submitted with application)

I, _____, certify that on _____ the attached property owners list was prepared by _____ pursuant to the requirements of the Town of Apple Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners or surrounding properties within a radius of Radius feet from the exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated _____. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for refection or denial of the development application.

Signed _____ Print Name _____ Date _____

The Town of Apple Valley Community Development Department
 14955 Dale Evans Parkway, Apple Valley, CA 92307 • (760) 240-7000 • Fax: (760) 240-7399

PWQMP Checklist

Project Name: _____

Prepared For:

Owner/Developer Name _____

Address _____

Street, City, State, ZIP _____

Phone Number _____

Prepared By:

Engineer Name _____

RCE # _____

Engineering Firm Name _____

Address _____

City, State, ZIP _____

Phone Number _____

Project Description: _____

Regulated Development Project Category: _____

<input type="checkbox"/> #1 New Development involving the creation of 5,000 ft ² or more of impervious surface collectively over entire site.	<input type="checkbox"/> #2 Significant redevelopment involving the addition or replacement of 5,000 ft ² or more of impervious surface on an already developed site.	<input type="checkbox"/> #3 Road Project – any road, sidewalk, or bicycle lane project that creates greater than 5,000 ft ² of contiguous impervious surface.	<input type="checkbox"/> #4 LUPs – linear underground/overhead projects that has a discrete location with 5,000 ft ² or more of new constructed impervious surface.
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Project Area (ft²):

Project Type: (e.g. residential, commercial, industrial)

Project Location:

Site Design Practices:

Site Design Practices

If yes, explain how preventative site design practice is addressed in project site plan. If no, other LID BMPs must be selected to meet targets

Minimize impervious areas: Yes No

Explanation:

Maximize natural infiltration capacity; Including improvement and maintenance of soil: Yes No

Explanation:

Preserve existing drainage patterns and time of concentration: Yes No

Explanation:

Disconnect impervious areas. Including rerouting of rooftop drainage pipes to drain stormwater to storage or infiltration BMPs instead of to storm drain: Yes No

Explanation:

Use of Porous Pavement: Yes No

Explanation:

Protect existing vegetation and sensitive areas: Yes No

Explanation:

Re-vegetate disturbed areas. Including planting and preservation of drought tolerant vegetation: Yes No

Explanation:

Minimize unnecessary compaction in stormwater retention/infiltration basin/trench areas: Yes No

Explanation:

Utilize naturalized/rock-lined drainage swales in place of underground piping or imperviously lined swales: Yes No

Explanation:

Stake off areas that will be used for landscaping to minimize compaction during construction: Yes No

Explanation:

Use of Rain Barrels and Cisterns, Including the use of on-site water collection systems: Yes No

Explanation:

Stream Setbacks. Includes a specified distance from an adjacent stream: Yes No

Explanation:

LID Design Capture Volume:

1 Project area DA 1 (ft ²):	2 Imperviousness after applying preventative site design practices (Imp%):	3 Runoff Coefficient (Rc): _ $R_c = 0.858(\text{Imp}\%)^3 - 0.78(\text{Imp}\%)^2 + 0.774(\text{Imp}\%) + 0.04$
4 Determine 1-hour rainfall depth for a 2-year return period $P_{2\text{yr-1hr}}$ (in): http://hdsc.nws.noaa.gov/hdsc/pfds/sa/sca_pfds.html		
5 Compute P_6 , Mean 6-hr Precipitation (inches): $P_6 = \text{Item 4} * C_1$, where C_1 is a function of site climatic region specified in Form 3-1 Item 1 (Desert = 1.2371)		
6 Drawdown Rate <i>Use 48 hours as the default condition. Selection and use of the 24 hour drawdown time condition is subject to approval by the local jurisdiction. The necessary BMP footprint is a function of drawdown time. While shorter drawdown times reduce the performance criteria for LID BMP design capture volume, the depth of water that can be stored is also reduced.</i>		24-hrs <input type="checkbox"/> 48-hrs <input type="checkbox"/>
7 Compute design capture volume, DCV (ft ³): $DCV = 1/12 * [\text{Item 1} * \text{Item 3} * \text{Item 5} * C_2]$, where C_2 is a function of drawdown rate (24-hr = 1.582; 48-hr = 1.963) Compute separate DCV for each outlet from the project site per schematic drawn in Form 3-1 Item 2		

Infiltration BMP Feasibility:

Infiltration BMP Feasibility	
Feasibility Criterion – Complete evaluation for each DA on the Project Site	
¹ Would infiltration BMP pose significant risk for groundwater related concerns? <i>Refer to Section 5.3.2.1 of the TGD for WQMP</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, Provide basis: (attach)	
² Would installation of infiltration BMP significantly increase the risk of geotechnical hazards? (Yes, if the answer to any of the following questions is yes, as established by a geotechnical expert):	Yes <input type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> • The location is less than 50 feet away from slopes steeper than 15 percent • The location is less than ten feet from building foundations or an alternative setback. • A study certified by a geotechnical professional or an available watershed study determines that stormwater infiltration would result in significantly increased risks of geotechnical hazards. 	
If Yes, Provide basis: (attach)	
³ Would infiltration of runoff on a Project site violate downstream water rights?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, Provide basis: (attach)	
⁴ Is proposed infiltration facility located on hydrologic soil group (HSG) D soils or does the site geotechnical investigation indicate presence of soil characteristics, which support categorization as D soils?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, Provide basis: (attach)	
⁵ Is the design infiltration rate, after accounting for safety factor of 2.0, below proposed facility less than 0.3 in/hr (accounting for soil amendments)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, Provide basis: (attach)	
⁶ Would on-site infiltration or reduction of runoff over pre-developed conditions be partially or fully inconsistent with watershed management strategies as defined in the WAP, or impair beneficial uses? <i>See Section 3.5 of the TGD for WQMP and WAP</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>
If Yes, Provide basis: (attach)	
⁷ Any answer from Item 1 through Item 3 is “Yes”: <i>If yes, infiltration of any volume is not feasible onsite. Proceed to Form 4.3-4, Selection and Evaluation of Biotreatment BMP. If no, then proceed to Item 8 below.</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>
⁸ Any answer from Item 4 through Item 6 is “Yes”: <i>If yes, infiltration is permissible but is not required to be considered. Proceed to Form 4.3-2, Site Design BMP. If no, then proceed to Item 9, below.</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>
⁹ All answers to Item 1 through Item 6 are “No”: <i>Infiltration of the full DCV is potentially feasible, LID infiltration BMP must be designed to infiltrate the full DCV to the MEP. Proceed to Form 4.3-2, Site Design BMPs.</i>	

Infiltration BMPs:

Pre-treatment BMPs (required for infiltration)	Infiltration BMPs
<input type="checkbox"/> Catch Basin Filter Inserts <input type="checkbox"/> Vegetated Swale <input type="checkbox"/> Hydrodynamic Separator <input type="checkbox"/> Filter Strip <input type="checkbox"/> Sedimentation Forebay <input type="checkbox"/> Other	<input type="checkbox"/> Infiltration Basin <input type="checkbox"/> Infiltration Trench <input type="checkbox"/> Bioretention with no underdrain <input type="checkbox"/> Drywell ¹ <input type="checkbox"/> Underground Infiltration System ¹

Note¹: Class V Injection Wells (including underground infiltration systems) must be registered with the U.S. EPA Region 9's Underground Injection Control (UIC) Program.

Biotreatment BMPs:

	Volume-based biotreatment	Flow-based biotreatment
2 Biotreatment BMP Selected <i>(Select biotreatment BMP(s) necessary to ensure all pollutants of concern are addressed through Unit Operations and Processes, described in Table 5-5 of the TGD for WQMP)</i>	<input type="checkbox"/> Bioretention with underdrain <input type="checkbox"/> Planter box with underdrain <input type="checkbox"/> Constructed wetlands <input type="checkbox"/> Wet extended detention <input type="checkbox"/> Dry extended detention	<input type="checkbox"/> Vegetated swale <input type="checkbox"/> Vegetated filter strip <input type="checkbox"/> Proprietary biotreatment

