

**TOWN OF
APPLE VALLEY, CALIFORNIA**

AGENDA MATTER

Subject Item:

ACCEPT THE FINAL MAP FOR PARCEL MAP NO. 19191

Applicant: Watson Land Company

Location: Southeast Corner of Navajo Road and Johnson Road

Summary Statement:

The applicant has complied with all Conditions of Approval required on Tentative Parcel Map No. 19191. The property is located at the southeast corner of Navajo and Johnson Roads.

Parcel Map No. 19191 proposes a reversion to acreage to revert the project site's four (4) parcels into one (1) lot. A reversion to acreage is a means by which subdivided lands may be returned to a large block of non-divided land. A tentative map processed in accordance with the Subdivision Map Act and Development Code Section 9.71.090 is required to receive Planning Commission approval for a reversion to acreage with the recordation of a parcel map. Planning Commission approved the tentative parcel map on June 17, 2009. The current owner of all the parcels is Watson Land Company. No industrial development of the property is proposed at this time.

Staff recommends that the Town Council accept the Final Map Parcel Map No. 19191.

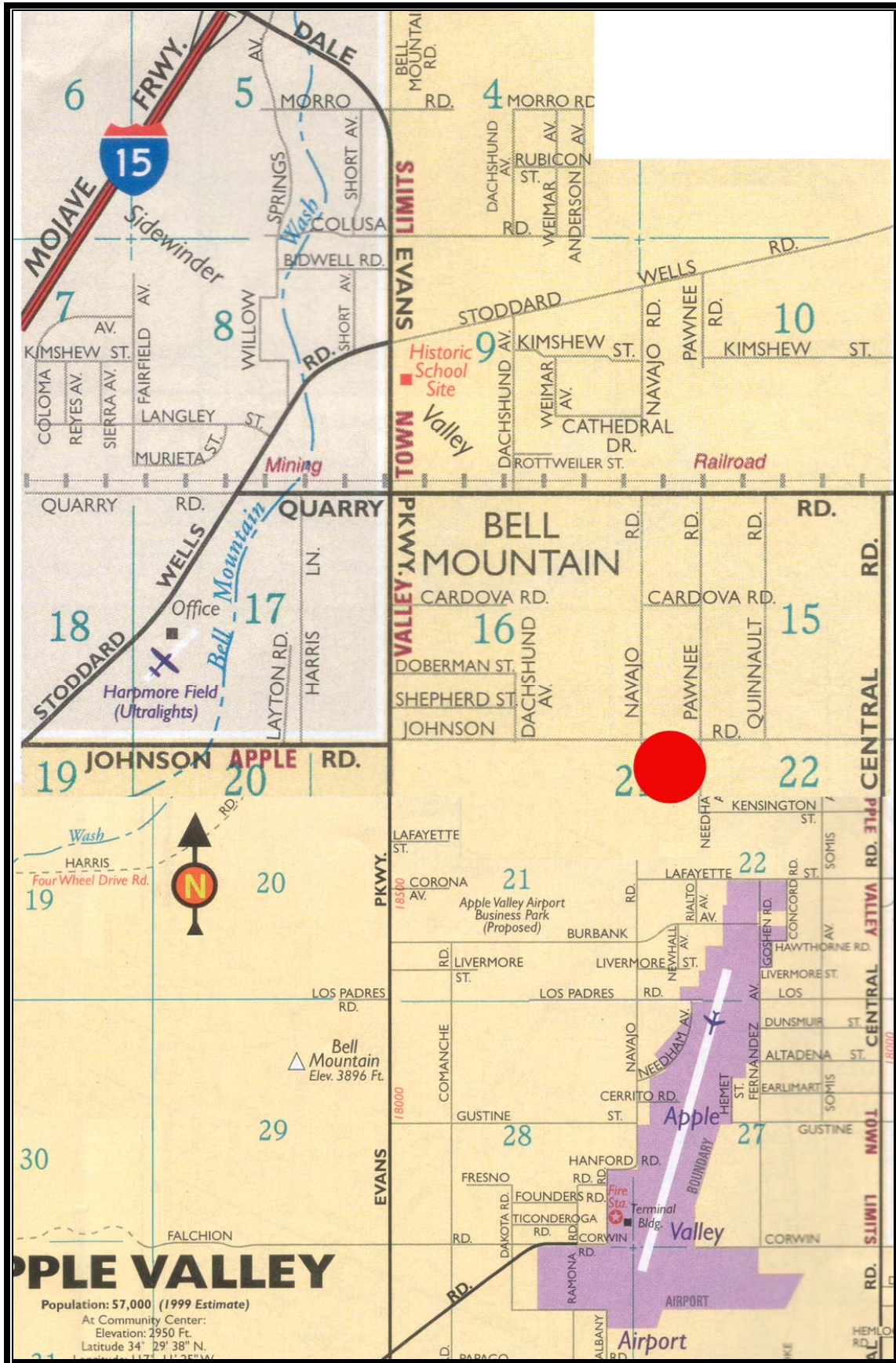
Recommended Action:

Approve the final map for Parcel Map No. 19191.

Proposed by: Engineering Division Item Number _____

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

LOCATION MAP

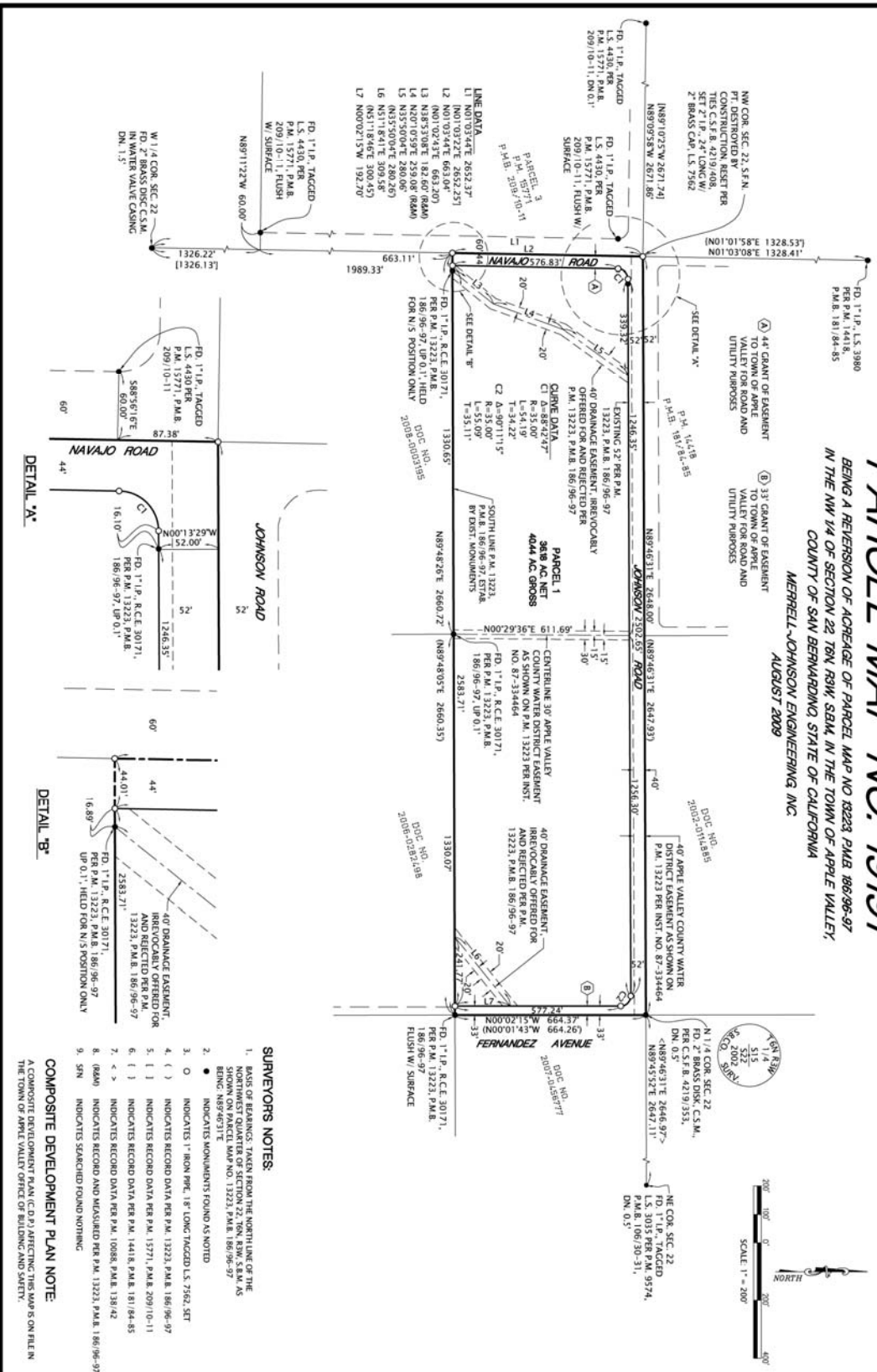


PARCEL MAP NO. 19191

BEING A REVERSION OF ACREAGE OF PARCEL MAP NO. 18223 P.M.B. 186/96-97
IN THE NW 1/4 OF SECTION 22 T8N R3W S34M, IN THE TOWN OF APPLE VALLEY,
COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

MERRELL-JOHNSON ENGINEERING, INC.
AUGUST 2009

SHEET 2 OF 2 SHEETS



LINE DATA
 L1 N01°03'44"E 2652.37'
 L2 N01°03'22"E 2852.25'
 L3 N01°02'43"E 663.20'
 L4 N20°10'59"E 259.08' (R&M)
 L5 N33°50'04"E 280.08'
 L6 N51°18'41"E 300.58'
 L7 N00°02'15"W 192.27'

DETAIL 'A'

DETAIL 'B'

- SURVEYORS NOTES:**
1. BASIS OF BEARINGS: TAKEN FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, T8N, R3W, S34M, AS SHOWN ON PARCEL MAP NO. 13223, P.M.B. 186/96-97.
 2. INDICATES NONWARRANTS FOUND AS NOTED
 3. O INDICATES 1" IRON PINE, 1/8" LONG TAPPED U.S. 7562, SET
 4. () INDICATES RECORD DATA PER P.M. 13223, P.M.B. 186/96-97
 5. (|) INDICATES RECORD DATA PER P.M. 15771, P.M.B. 209/10-11
 6. (|) INDICATES RECORD DATA PER P.M. 14418, P.M.B. 181/84-85
 7. < > INDICATES RECORD DATA PER P.M. 10088, P.M.B. 138/42
 8. (0&M) INDICATES RECORD AND MEASURED PER P.M. 13223, P.M.B. 186/96-97
 9. SN INDICATES SEARCHED FOUND NOTHING
- COMPOSITE DEVELOPMENT PLAN NOTE:**
 A COMPOSITE DEVELOPMENT PLAN (C.D.P.) AFFECTING THIS MAP IS ON FILE IN THE TOWN OF APPLE VALLEY OFFICE OF BUILDING AND SAFETY.



Town of Apple Valley

14955 Dale Evans Parkway, Apple Valley, California 92307

A Better Way of Life

Staff Report

AGENDA DATE: June 17, 2009

CASE NUMBER: Tentative Parcel Map No. 19191 / Reversion to Acreage No. 2009-001

APPLICANT: Merrell-Johnson Engineering Inc., representing Watson Land Company

PROPOSAL: A request to approve Tentative Parcel Map No. 19191 being a reversion of acreage of Parcel Map No. 13223 by combining four (4) parcels to one (1) original parcel.

LOCATION: The property is located at the southeast corner of Navajo and Johnson Roads; APNs 463-232-67, -68, -69 -70.

ENVIRONMENTAL DETERMINATION: Pursuant to the State Guidelines to Implement the California Environmental Quality Act (CEQA), Section 15315, the proposed request is Exempt from further environmental review.

CASE PLANNER: Ms. Carol Miller, Senior Planner

RECOMMENDATION: Approval

PROJECT SITE AND DESCRIPTION

- A. Project Size
The approximately thirty-five (35)-acre project site encompasses four (4) industrially zoned parcels as created under Parcel Map No. 13223.
- B. General Plan Designations
Project Site - North Apple Valley Industrial Specific Plan
North - North Apple Valley Industrial Specific Plan
South - North Apple Valley Industrial Specific Plan
East - North Apple Valley Industrial Specific Plan
West - North Apple Valley Industrial Specific Plan

C. Surrounding Zoning and Land Use

Project Site – Industrial – Specific Plan (I-SP), Vacant

North - Industrial – Specific Plan (I-SP), Vacant

South - Industrial – Specific Plan (I-SP), Vacant

East - Industrial – Specific Plan (I-SP), Vacant

West - Industrial – Specific Plan (I-SP), Vacant

D. Site Characteristics

The site is vacant with native desert vegetation. The site has some land disturbances due to off-road activity and natural drainage that bisects the property at the northwest portion of the site.

ANALYSIS

A. General

Tentative Parcel Map No. 19191 proposes a reversion to acreage to revert the project site's four (4) parcels into one (1) lot. A reversion to acreage is a means by which subdivided lands may be returned to a large block of non-divided land. A reversion to acreage merges any underlying parcels and eliminates easements and offers of dedication within the property being reverted to acreage. A tentative map processed in accordance with the Subdivision Map Act and Development Code Section 9.71.090 is required to receive Planning Commission approval for a reversion to acreage with the recordation of a parcel map. The current owner of all the parcels is Watson Land Company. No industrial development of the property is proposed at this time.

Parcel Map No. 13223, which underlies the project site, was recorded on March 16, 1999 and subdivided the forty (40)-acre parcel into four (4) parcels.

The subject site is located within the North Apple Valley Industrial Specific Plan project area. The Parcel Map is in conformance with the North Apple Valley Industrial Specific Plan.

As indicated above, the reversion to acreage process eliminates all easements and dedications; therefore, in accordance with the Subdivision Map Act and Development Code Section 9.71.090, the Engineering Division is recommending half-width road easements for Navajo, Johnson and Fernandez Roads.

B. Environmental Assessment

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

C. Noticing

The public hearing for proposed Tentative Parcel Map was legally noticed on June 5, 2009.

D. Findings

In considering any reversion to acreage, the Commission is required by the Development Code to make specific Findings. The following are the Findings for reversion to acreage under Section 9.71.090 (D) of the Development Code and a comment to address each:

1. Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes.
Comment: Easements that need to remain after the processing of the map are shown on the Parcel Map No. 19191 and shall be in accordance with the Conditions of Approval.
2. All owners of an interest in the real property within the subdivision have consented to reversion.
Comment: Watson Land Company is the single owner of all four (4) parcels, thus satisfying the requirement that all owners provide consent.

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. 19191, subject to the attached Conditions of Approval.
4. Direct Staff to file the Notice of Exemption.

Prepared By:

Reviewed By:

Carol Miller
Senior Planner

Lori Lamson
Assistant Director of Community Development

ATTACHMENTS:

1. Recommended Conditions of Approval
2. Tentative Parcel Map No. 19191
3. Zoning Map

RECOMMENDED CONDITIONS OF APPROVAL

Case No. Tentative Parcel Map No. 19191

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 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. 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. 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. Tentative Parcel Map TPM 19191 shall adhere to all requirements of the Development Code.
- P6. Approval of the Tentative Parcel Map No. 19191 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. At the time of recordation adequate evidence of title to the real property within the subdivision and one or more of the following:
- a. Evidence of the consent of all the owners of any interest in the property; or
 - b. Evidence that none of the improvements required to be made have been made within two (2) years from the date the Final Map was recorded, or within the time allowed by the Improvement Agreement, whichever is later; or
 - c. Evidence that no lots shown on the Final Map have been sold within five (5) years from the date the Final Map was recorded.
- P9. A Final Map shall be provided with the petition, prepared in accordance with Chapter 9.71 which delineates the dedications which are not proposed to be vacated, as well as any dedications which are required as a condition to the proposed reversion to acreage.

Engineering Division Conditions of Approval

- EC1. A forty-four (44)-foot wide half-width road dedication along Navajo Road shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC2. A fifty-two (52)-foot wide half-width road dedication along Johnson Road shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC3. A thirty-three (33)-foot wide half-width road dedication along Fernandez Avenue shall be granted to the Town of Apple Valley prior to Final Map Approval.
- EC4. Provide a thirty-five (35)-foot radius at the intersections of Johnson and Navajo Roads and Fernandez Avenue and Navajo Road.

Public Works Division Conditions of Approval:

PRIOR TO RECORDATION:

None

Fire Protection District Conditions of Approval:

None

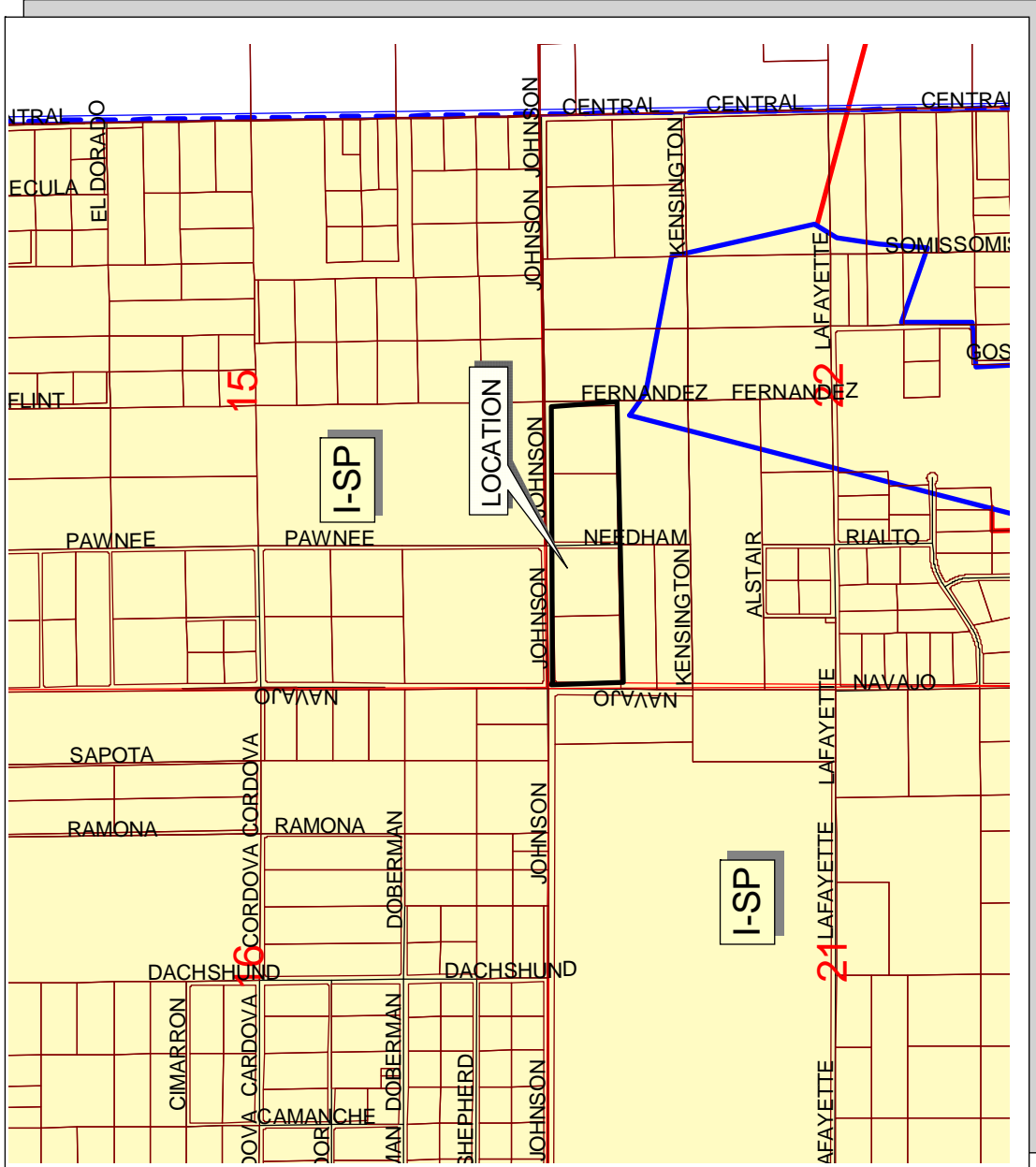
Apple Valley Ranchos Water Company Conditions of Approval:

None

End of Conditions

ZONING MAP

Tentative Parcel Map No. 19191 -
Reversion to Acreage No. 2009-001



Located at the
southeast corner of
Navajo & Johnson Rds.

APNs 0463-232-67,
0463-232-68,
0463-232-69 &
0463-232-70



Zoning Designation

North Apple Valley
Industrial Specific Plan

