



A Better Way of Life

Town of Apple Valley Planned Residential Development Permit 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.

The Planned Residential Development (PRD) procedure provides the opportunity for greater design flexibility for residential developments than would otherwise be possible through conventional residential zoning or land use district regulations. Through the PRD procedure, certain “bonuses” may be granted to the developer in exchange for a greater level of innovation and creativity not normally accorded residential developments.

Listed below are the fees and materials that must be submitted with your application for a Planned Residential Development. 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.

APPLICATION PROCESSING FEES

Planned Residential Development (PRD) planning review is done at actual cost:

	<u>Initial Deposit</u>	<u>Actual Cost Not to Exceed</u>
<input type="checkbox"/> Planning Division Review.....	\$2,942	Actual Cost
 <i>*Should processing time exhaust the initial deposit amount, the applicant will be required to deposit additional funds.</i>		
<input type="checkbox"/> Apple Valley Fire District Review Fees (checks payable to the Apple Valley Fire District)		
Tentative Parcel Maps (4 or less parcels)	\$ 460	
Tentative Tract Maps (up to 300 lots)	\$1,010	
Tentative Tract Maps (300 + lots)	\$1,200	

SUBMITTAL REQUIREMENTS

Listed below are the general requirements for all applications.

- 1. Completed General Application
- 2. Completed Environmental Information form
- 3. Items on the attached “Property Owner’s Mailing List” Form (Page 7)
- 4. Two (2) copies of current title report dated within thirty (30) days of filing of the application.

The Town of Apple Valley Community Development Department

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- 5. Project description letter. The letter should provide a brief description of the project including, but not limited to: proposed density and percentage of density bonus being requested (if any); types of dwelling units (i.e., attached, detached conventional, manufactured, etc.) and service uses to be constructed; number of phases proposed, and any unique features of the project or project site. The project description should also explain how the proposed project will provide a greater excellence of design than could be achieved through the use of conventional residential development standards in order to justify the granting of any special development “bonuses.”

- 6. Fifteen (15) copies of the site plan 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:
 - Provide a vicinity map showing the proposed project in relation to adjacent projects, established roads, landmarks, etc.
 - List the assessor’s Parcel Number(s) for the entire project site.
 - Provide a legal description of the land included within the proposed project.
 - Show the unit/space layout, dimensions of each (ditto marks are not acceptable) and a number for each in consecutive order. Circle the last unit/space.
 - List the total acreage, the number of numbered units/spaces and the number of lettered lots. Also list the size of each numbered and/or lettered lot and remainder parcels. List the minimum, maximum, and average unit/space size.
 - 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.
 - Show the number of linear feet of proposed new streets.
 - List by note the required building setback lines.
 - Show the locations, name and existing rights-of-ways of all adjoining highways, streets, alleys and/or ways, roads, etc. If none exist, show access to the property.
 - Show the centerline profile and grade for each proposed highway, street or drainage improvement.
 - Show the width and location all recorded and/or proposed easements, dedication of streets or rights-of-way.
 - Show the radius of all curves on highways and streets.
 - Show the location, width and direction of flow of all watercourses and the location of all areas that are subject to floodwaters, overflow and inundation and all flood hazard areas and their designations.

- Show the location and outline, to scale, 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 project.
- Show the location of existing wells, sewers, culverts, bridges, drain pipes, fire hydrants and/or sand, gravel or other excavations within the project.
- 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 than 15 and 20 percent.
 - Five (5) foot, where the slope is between than 20 and 30 percent.
 - Ten (10) foot, where the slope is greater than 30 percent.
- 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.
- If the project is located in a fault zone, show the location of the fault zone on the map.
- 7. Fifteen (15) copies of Preliminary Grading and Drainage Plan containing information on all existing and proposed street grades, pad elevations, circulation and drainage improvements, including streets, drainage courses on the site and within 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.
- 8. 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 that the subdivision may have on the Town. The requirement for a preliminary soils report may be waived by the Town Engineer if he finds that, due to the qualities of the soils in the subdivision, no preliminary analysis is necessary.
- 9. One copy of applicable Utility Service Availability letter.
- 10. Three copies of a detailed slope analysis if the project contains any slopes of 15% or greater.
- 11. One copy of a water purveyor service letter or ground water report prepared and signed by a Registered Civil Engineer.
- 12. One (1) 8 1/2" x 11" reduced site plan.



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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 _____

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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 _____

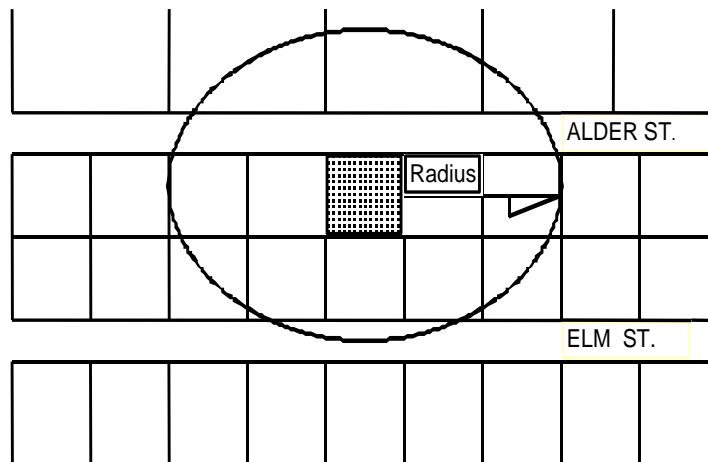
PROPERTY OWNERS MAILING LIST

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll or shall be prepared and verified by a title company doing business in San Bernardino County. 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

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compilation of the owner(s), applicant(s) and representative of the subject property and all owners or surrounding properties within a radius of _____ 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 _____



TOWN OF APPLE VALLEY MEMO

Date: July 12, 2007
TO: Applicants/Representatives
FROM: Lori Lamson, Assistant Director of Community Development
SUBJECT: **HAZARDOUS WASTE AND SUBSTANCE SITES**

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Apple Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. The "Environmental Information Form" is a section within the Town of Apple Valley General Application packet. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm

Attachment: Hazardous Waste Site Statement

LL:df



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HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Apple Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I have also been informed by the Town of Apple Valley that, as of the date of executing this Statement, the OPR has not yet compiled and distributed a list of hazardous waste sites as required by said Section 65962.5.

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: _____

Applicant/Representative printed name

Applicant/Representative signature

Dated: _____

Applicant/Representative printed name

Applicant/Representative signature



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ENVIRONMENTAL INFORMATION FORM

(To be completed by applicant)

Date Submitted _____

General Information

1. Indicate type(s) of permit application for the project to which this form pertains:

2. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

3. Existing Zoning District: _____
4. Existing General Plan designation _____
5. Proposed use of site (Project for which this form is filed): _____

Project Description

6. Site size _____
7. Square footage _____
8. Number of floors of construction _____
9. Amount of off-street parking provided _____
10. Anticipated incremental development/phasing _____

11. Associated project _____
12. If residential, include the number of units, schedule of unit sizes and type of household size expected _____

13. If commercial, indicate the type, whether neighborhood, town or regionally oriented, square footage of sales area, and loading facilities _____
14. If industrial, indicate type, estimated employment per shift, and loading facilities _____

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15. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project _____

16. If the project involves a Variance, Conditional Use or Zone Change application, state this and indicate clearly why the application is required _____

*Are the following items applicable to the project or its effects? Discuss below all items checked "Yes."
 (attach additional sheets as necessary).*

Environmental Impacts

	<u>Yes</u>	<u>No</u>
17. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input type="checkbox"/>
18. Change in scenic vistas or views from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>
19. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>
20. Significant amounts of solid waste or litter.	<input type="checkbox"/>	<input type="checkbox"/>
21. Change in dust, ash, smoke, fumes or odors in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>
22. Changes in ocean, bay, lake, river, stream, lake, or ground water quality or quantity, or alteration of existing drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>
23. Substantial change in existing noise or vibration levels in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>
24. Substantial new light or glare.	<input type="checkbox"/>	<input type="checkbox"/>
25. Alterations in the location, distribution, density, or growth rate of the human population of the area.	<input type="checkbox"/>	<input type="checkbox"/>
26. Impacts on existing housing or create a demand for additional housing.	<input type="checkbox"/>	<input type="checkbox"/>
27. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
28. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.	<input type="checkbox"/>	<input type="checkbox"/>
29. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
30. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
31. Relationship to a larger project or series of projects, existing or future.	<input type="checkbox"/>	<input type="checkbox"/>
32. Impacts upon the quality or quantity of existing recreational opportunities.	<input type="checkbox"/>	<input type="checkbox"/>

- | | | |
|---|--------------------------|--------------------------|
| | <u>Yes</u> | <u>No</u> |
| 33. Impacts to existing parking or transportation facilities, generate substantial additional vehicle movement or the need for additional parking or transportation facilities. | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Setting

34. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures,. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.
35. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment house, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date _____

Signature _____

For _____

