

ATTACHMENT A

Resolution No.P-24-036

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A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE GRANTING VESTING TENTATIVE TRACT MAP CASE NO. PLAN22-00033; A VESTING TENTATIVE TRACT MAP (TTM 20544) WITH AN INITIAL STUDY AND A MITIGATED NEGATIVE DECLARATION TO ALLOW FOR THE CREATION OF A 61, LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF BEAR VALLEY ROAD AND VERBENA ROAD.

WHEREAS, an application has been received from Madole & Associates, Inc., regarding property in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

THE WEST 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 2 OF THE NORTHEAST 1/4, SECTION 5, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT OF SAID LAND APPROVED BY SURVEYOR GENERAL'S OFFICE ON JULY 25, 1856. EXCEPT 1/2 MINERAL RIGHTS IN DEED RECORDED JUNE 19, 1964, AS INSTRUMENT NO. 288, IN BOOK 6173, PAGE 515, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; and

WHEREAS, a public hearing was opened on the 10th day of July 2024 and closed on the 11th day of September, pursuant to Title 7, Division 2, Chapter 3, of the Government Code, State of California, to hear arguments for and against the issue; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines, the City of Victorville Planning Department undertook and completed an Initial Study for the project, the result of which was the preparation and circulation of a Mitigated Negative Declaration; and

WHEREAS, the Planning Commission finds that the Mitigated Negative Declaration reflects the lead agency's independent judgment and analysis; and

WHEREAS, the Initial Study, supporting documents, and a Mitigated Negative Declaration for the proposed Vesting Tentative Tract Map have been presented to the Planning

Commission, and after review and consideration of the environmental information the Planning Commission found that the proposal will not have a significant effect on the environment and therefore adopted the Mitigated Negative Declaration; and

WHEREAS, the Planning Commission finds that all materials that constitute the record of proceedings upon which its decision is based, shall be located with the City of Victorville Clerk, located at 14343 Civic Drive, Victorville, CA; and

WHEREAS, the Planning Commission finds that the proposal will ensure a functional and safe neighborhood is developed due to the inclusion of street designs, lot designs, landscaped entry features, dual use amenities, and overall enhanced tract design as required by the Single-family Design Guidelines, which will create a pedestrian friendly interactive environment; and

WHEREAS, the Planning Commission finds that the overall vesting tentative tract and drainage designs are in accordance with the Single-family Design Guidelines and Title 16, as there are cul-de-sacs incorporated into the street design, varying lot widths and sizes throughout that provide numerous opportunities for home designs and placement, and landscaping and LMAD areas create an enhanced entry feature and enhanced pedestrian access to recreational amenities; and

WHEREAS, the Planning Commission finds that the proposed project will have no adverse effect upon abutting properties due to: development standards included in Title 16 that ensure this proposal and any future development is in accordance with minimum standards designed to protect the health, safety and welfare of the community; because the subject proposal is a single-family residential development that is in accordance with the underlying General Plan and Zone District; and because the project will complement existing and planned single-family residential development in the vicinity; and

WHEREAS, the Planning Commission finds that this land division is consistent with the City's adopted General Plan and Zoning Ordinance since the site meets the required density,

lot size, access requirements, is in general conformance with the purpose of the Single-family Design Guidelines, and the proposal will not divide an established land use designation; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission, pursuant to Article 16-4.02 of the Victorville Municipal Code that Vesting Tentative Tract Map 20544, Case No. PLAN22-00033, a Vesting Tentative Tract Map (TTM 20544) with an Initial Study and Mitigated Negative Declaration to allow for the creation of a 61 lot single-family residential subdivision from one undeveloped parcel zoned R-1 (Single-family Residential) at the above-described property, be granted subject to the following conditions of approval:

Planning Conditions:

1. The proposed subdivision shall comply with all applicable development standards of Title 16 and Title 17 of the City of Victorville Municipal Code, as well as the Subdivision Map Act of the State of California.
2. The final map shall be in substantial conformance with the tentative map submitted as part of this application, unless modification is required to comply with Title 16 of the City of Victorville Municipal Code and/or conditions of approval.
3. The applicant shall provide the Zoning Administrator or his designee with a lot closure list for all lots within the subdivision at the time of submission of maps for final approval.
4. The final map shall be subject to review and approval by the Zoning Administrator or his designee prior to recordation.
5. All areas within Lots A, B, C, and any required lettered lots and the public right-of-way of Bear Valley Road and Verbena Road not improved with pavement, curbs, gutters, or sidewalks shall be landscaped. The developer shall provide a means to ensure their permanent maintenance as approved by the Zoning Administrator and the Director of Public Works or their designee.
6. All drainage basins/facilities that abut the public right-of-way not otherwise utilized as a recreational amenity shall provide a 10-foot-wide landscape buffer (exclusive of right-of-way area) between the drainage basin/facility and the public right-of-way. Specifically, any non-recreational areas of Lots "A" and "B" shall provide said buffer in addition to required landscaping. The developer shall provide a means to ensure their permanent maintenance as approved by the Zoning Administrator and the Director of Public Works or their designee.
7. Site Plan approval by the Zoning Administrator is required prior to recordation of the final map in order to review the dual use drainage/recreational basin (Lot C) final design and ensure Municipal Code compliance and adequate maintenance access, unless otherwise deemed unnecessary by the Zoning Administrator, City Engineer and Director of Public Works or their designees. All other individual components not otherwise reviewed and

approved by the Planning Commission, including but not limited to stock plans, recreational amenities, tract entry features/signage, wall plans, easement/lettered lot final designs, and installation schedules shall be approved via Site Plan application prior to associated permit issuance and may occur after recordation of the final map.

8. Pursuant to Section 16-3.08.030 of the Municipal Code, rear and side masonry walls are required for each lot with the concurrent construction of two or more units by the same developer. Project perimeter walls shall be of decorative block with anti-graffiti coating and include architectural features and colors to match the project.
9. Pursuant to Section 16-3.08.020 – Table 8-2 of the Municipal Code, all lots shall have a pad area equal to the minimum required lot width and depth, which is exclusive of slopes, open drainage, and unusable easements. All required yard areas shall also be free from these obstructions.
10. Pursuant to Section 16-3.08.020 – Table 8-2 of the Municipal Code, the width of side yards shall be five and ten feet. The width of the side yard along the street lot line of a corner lot shall be ten feet.
11. The Applicant and/or Developer shall incorporate drought tolerant landscaping in accordance with Chapter 13.60 and Section 16-3.24.030 of the Victorville Municipal Code.
12. In accordance with section 13.60.110 of the Victorville Municipal Code, all new residential tract development shall provide for the installation of reclaimed water pipelines, to the extent required by the responsible water purveyor. Such pipelines shall be connected to the water purveyor's reclaimed water system. The foregoing requirements are not applicable to individual residential lots.
13. The City of Victorville's name shall not be used in any Conditions, Covenants, and Restrictions (CC&Rs) associated with this development to which it is not a party.
14. The applicant/owner/developer shall select names from the City's Master Street Name list prior to the recordation of the final map.
15. The Applicant/Owner shall agree to defend, indemnify, and hold harmless, the City of Victorville, its agents, officers and employees from any claim, action or proceeding against the City of Victorville or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Victorville shall promptly notify the applicant of any such claim, action or proceeding, and the City of Victorville shall cooperate fully in the defense.
16. The applicant/developer shall be responsible for obtaining all necessary permits from any affected regulatory agencies.
17. The project shall comply with all Federal, State and local laws and policies, including: the California Government Code (including the Planning, Zoning and Development Laws), Environmental Quality Act (CEQA), Subdivision Map Act, International Building Code, Green Code, Fire Code; and Victorville General Plan and Municipal Code; unless permitted to deviate through provisions of such, or through adopted mitigation measures, conditions of approval, or the plans themselves.

18. The applicant shall file a Notice of Determination and pay the necessary filing fee to the County of San Bernardino pursuant to Public Resources Code Section 21089(b). The project is not effective until such time as this condition has been satisfied. The applicant shall submit evidence to the Development Director or his designee indicating that this condition has been satisfied. Any delay in the applicant's payment of the required fee shall not toll the lapse of approval date nor appeal period of this project.
19. The applicant shall indemnify, protect, and hold harmless the City from any lawsuit filed due to the applicant's failure to pay the fee imposed by Fish and Game Code Section 711.4.
20. Prior to issuance of a grading permit the applicant shall obtain coverage, if required, under the statewide general NPDES permit for control of construction and post-construction related storm water. In addition, if coverage is required, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and shall identify site-specific best management practices that will be implemented.
21. The proposed development is required to mitigate its ongoing economic impacts that require the provision of additional municipal services. To mitigate ongoing economic impacts created by new development, the City is preparing to form a Community Facilities District (CFD) to fund the ongoing costs of City services permitted by the CFD, including such services as public safety, street/sidewalk maintenance, and other eligible service impacts. Once formed, the City CFD will have established a uniform, standardized City-wide rate structure that will apply to new developments. If the City forms said CFD prior to the recordation of a final map or issuance of a building permit for the proposed development, the Developer shall annex the subject site into the CFD or shall establish a funding mechanism to provide an ongoing source of funds for the additional services comparable to the uniform standardized City-wide rate established in the CFD Resolution and associated Financial Impact Analysis report.
22. The handling and disposal of construction and demolition waste for the project shall comply with 6.36.040 of the Victorville Municipal Code. In summary, only the City of Victorville's employees working in their official capacity and the City's waste handling contractor, Victorville Disposal (Burrtec Waste), are authorized to provide solid waste handling services from any and all premises in the City; and no person other than those above specified shall provide solid waste handling services, convey or transport any solid waste material in, along or over any public street, alley or highway in the City, with the exception of solid waste removed from any premises by the waste generator, and which is transported personally by such waste generator (or his/her employees) to a processing or disposal facility in a manner consistent with all applicable laws and regulations, utilizing equipment owned and/or leased by the waste generator.

Environmental Conditions:

23. **MM-AQ-1** During project grading and construction activities Follow the MDAQMD rules and requirements with regards to fugitive dust control, which includes, but is not limited to, the following:
 - a) Signage compliant with Rule 403 Attachment B shall be erected at each project site entrance not later than the commencement of construction.

- b) Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.
- c) All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.
- d) All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel, or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.
- e) Additionally, the District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower.
24. **MM-BIO-1** Prior to issuance of a grading permit, Joshua Tree Survey and Protection. The Western Joshua Tree (WJT, *Yucca Brevifolia*) is currently protected under the Western Joshua Tree Conservation Act, adopted in June 2023, equivalent to that afforded species under the California Endangered Species Act (CESA). Appropriate assessment and protection is required under the authority of the California Department of Fish and Wildlife (CDFW). Take of this species now is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085). Permanent protection and perpetual management of compensatory habitat is necessary and required to fully mitigate project-related impacts of the taking of this species. Prior to issuance of a grading permit, the developer shall retain a qualified botanist to conduct a WJT survey of the Project site. The purpose of the survey is to accurately determine the quality of WJT habitat and the condition of each WJT on the site.
25. **MM-BIO-2 Burrowing Owl and Nesting Bird Survey** If construction occurs between February 1st and August 31st, pre-construction surveys for Burrowing Owls and any other species protected under the Migratory Bird Treaty Act and Section 3503 of the California Department of Fish and Wildlife shall be conducted prior to the commencement of Project-related ground disturbance. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.
- a) Appropriate survey methods and timeframes shall be established in accordance with CDFW protocol and Guidelines to ensure that chances of detecting the target species are maximized. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.

- b) Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas
26. **MM-BIO-3 Focused Plant Survey.** A focused plant survey is recommended for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by CDFW. If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant authorization for the “take” of any sensitive species and can approve the implementation of any applicable mitigation measures.
27. **MM-BIO-4 Desert Tortoise.** Although no Desert Tortoises were detected during the site surveys, habitat within the project footprint is considered marginally suitable for this species. Therefore, a qualified biologist shall conduct a pre-construction clearance survey no more than 14 days prior to initiating construction in accordance with U.S. Fish and Wildlife Service’s (2019) survey protocol; if the biologist detects a Desert Tortoise, the biologist or applicant will contact the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife immediately.
28. **MM-CUL-1** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
29. **MM-CUL-2** If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
30. **MM-CUL-3** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.
31. **MM-GEO-1** In consultation with the Applicant and the City, a qualified paleontologist shall develop a plan of mitigation which may include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.
32. **MM-TCR-1** The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature

of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

33. **MM-TCR-2** Any and all archaeological/cultural documents created as part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and City of Victorville for dissemination to YSMN. The City of Victorville and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

Engineering Conditions:

35. The subdivider shall prepare and file with the City a final map in accordance with the requirements of Subdivision Map Act per its latest amendment and all applicable provisions of Title 16 and Title 17 of the Victorville Municipal Code.
36. The final map shall be based upon a recent field survey conducted in conformity with the Land Surveyor's Act.
37. The subdivider shall comply with all applicable requirements and provisions of Title 16 and Title 17 of the Victorville Municipal Code, and the Subdivision Map Act.
38. The subdivision map shall show any easements of record within the subdivision boundary and annotate said easements as required by the City.
39. The subdivision property owner shall offer to dedicate public road easements on the map over all streets shown within the boundary of the subdivision.
40. Any easements required for public utilities, city owned sewer, and/or drainage facilities shall be dedicated on the final map.
41. All public improvements along the frontages of the subject property(ies) shall be constructed as required by Sections 16-4.08.010, 16-4.08.020, 16-4.08.030, and 16-4.08.040, of the Victorville Municipal Code in accordance with the requirements of the Standard Specifications for Public Improvements of the City of Victorville and the City Engineer.
- a) Bear Valley Road has been partially constructed. The developer may match existing street improvements on Bear Valley Road if the current AC section meets City Standard No. S-25 (7" AC over 10" CAB) and provide for a 3" grind & overlay to the existing pavement. If the City Standard No. S-25 is not met, then the existing AC improvements shall be removed & replaced to the CL of improvements + 19-feet (7-feet for the center median + 12-feet for WB lane) meeting City Standard No. S-25 (7" over 10" CAB). The developer shall construct a raised center median along the project frontage of Bear Valley Road and include a left-turn pocket along Bear Valley Road approaching Verbena Road.
 - b) The developer shall provide a dedicated right turn pocket for NB traffic along Verbena Road. The dedicated right turn pocket shall be a minimum of 300-feet long with a 60-foot taper for a total length of 360-feet measured from the BCR.

42. The developer shall install an additional 12-foot of pavement widening, an AC berm, and parkway grading on the opposite side of street centerline as required by the City Engineer, along streets bordering the subdivision where such pavement does not exist; these roads include Verbena Road and Sierra Road.
43. Prior to the acceptance for recordation of the final map, the subdivider shall enter into a Subdivision Improvement Agreement as required by Section 16-4.08.060 of the Victorville Municipal Code and Section 66411.1 of the Subdivision Map Act for the completion of any improvements as set forth in Section 16-4.09.010 that have not been completed. Said agreement shall be secured by one of the forms specified by Section 17.64.060 of the Victorville Municipal Code.
44. The subdivider shall monument or reference at least one exterior boundary line of the land being subdivided before the map is recorded and shall furnish to the City a security guaranteeing the payment of the cost of setting monuments not in place at the time the map is recorded.
45. All requirements of Section 16-5.12.170 of the Victorville Municipal Code regarding the placing of utility lines underground shall be complied with.
46. Any public walkways fronting the subdivision shall be designed and constructed for accessibility in compliance with the guidelines of the Americans with Disabilities Act Standards for Accessible Design and the Standard Specifications for Public Improvements of the City of Victorville.
47. Pursuant to Section 17.76.010 of the Victorville Municipal Code, prior to the filing of any final map or parcel map, the subdivider shall pay or cause to be paid any fees (assessments) for defraying the actual or estimated costs of constructing planned drainage facilities for the removal of surface and storm waters from local or neighborhood drainage areas, or sanitary sewer facilities for local sanitary sewer areas established pursuant to Section 66483 of the Government Code.
48. A permit issued from the City's Engineering Department is required prior to commencement of any work performed within public right-of-way and the City's inspection process followed for the connection to and construction of any facilities that are to be dedicated to, owned and maintained by the City.
49. A permit issued from the City's Engineering Department is required for the connection to the public sewer, water, and/or storm drain system.
50. The subdivider shall be responsible for all costs (including application fees) incurred due to the relocation of existing utility facilities where such facilities conflict with the improvements associated with this development.
51. Street improvement plans for all required curb and gutter, sidewalks, pavement, driveway approaches, drainage structures, street lighting, traffic control signing & striping, and other roadway improvements within public right-of-way shall be submitted to the Development Department for review and approval by the City Engineer.

52. Civil improvement plans for all infrastructure requirements shall be required and submitted per City Standards to the Development Department for review and mylar approval by the City Engineer.
53. The design and construction of any access roads to the subdivision required by the fire department shall include improvements and requirements determined to be necessary by the City Engineer.
54. The subdivider shall be responsible for obtaining any street right-of-way dedications to the City where they do not exist for access roads required by the fire department.
55. The public water system to serve the subdivision shall be installed by the developer in accordance with the Standard Specifications for Public Improvements of the City of Victorville and requirements of the City Engineer. Public water system plans prepared by the subdivider's engineer shall be submitted to the Development Department for review and approval by the City Engineer. A water service feasibility study and current water service will serve letter from Victorville Water District is required with the plan submittal. Water service shall be subject to the conditions within the will serve letter and the approved water feasibility study.
56. The sanitary sewer facilities to serve this subdivision shall be installed by the developer in accordance with the Standard Specifications for Public Improvements of the City of Victorville and requirements of the City Engineer. Sewer improvement plans prepared by the subdivider's engineer shall be submitted to the Development Department for review and approval by the City Engineer.
57. A plan for the grading of the subdivision prepared by the subdivider's engineer shall be submitted to the Development Department for review and approval by the City Engineer. A final drainage study shall be submitted with the grading plan. The developer shall provide hydrology and hydraulic calculations to size any drainage structure included in the grading plan design.
58. The subdivider shall be responsible for obtaining any permissions or easements for grading or public improvements constructed on adjacent properties.
59. The subdivider's engineer shall prepare and submit a geotechnical report for the subdivision to the City.
60. Grading operations and construction shall be conducted in a manner and/or measures taken to prevent sand, dust, and debris from blowing onto other properties. Temporary fencing shall be erected as required by City staff during construction to prevent windblown debris from leaving the project site and to ensure public safety. An adequate dust palliative shall be used at all times. After completion of grading the developer shall maintain the site such that sand, dust and debris do not blow onto other properties.
61. Prior to construction of any improvements or any land disturbance, the developer shall construct temporary drainage facilities and provide erosion control measures as necessary to minimize storm water run-off, erosion, and silt deposition. The developer shall provide an erosion control plan of the Best Management Practices to be implemented during construction. The National Pollutant Discharge Elimination System (NPDES) permit program

requires operators of construction sites one acre or larger (including smaller sites that are part of a larger common plan of development) to obtain an NPDES permit and prepare a Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP (and erosion control plan) shall be submitted to the Development Department. All NPDES guidelines and requirements must be adhered to, and best management practices followed at all times during construction.

62. The site shall be designed, and permanent drainage detention facilities installed such that post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate where the increase peak storm water discharge rate will result in increased potential for downstream erosion, and to mitigate potential water quality impacts related to stormwater.
63. The subdivider shall pay any and all fees and charges that may become effective prior to the issuance of a building permit or utility connection and shall pay such fees as a condition of obtaining a building permit.
64. The owner of the subdivision shall agree, binding upon any successors and assigns of interest in the subdivision, to pay any and all fees and assessments applicable to the subdivision from the date of recordation until such a time that building permits have been issued for each lot.
65. The subdivision shall be annexed into a Landscape Maintenance Assessment District (LMAD) for the proposed landscaping improvements.
66. The subdivision shall be annexed into a Drainage Facilities Assessment District (DFAD) for the proposed drainage improvements.
67. The subdivider shall be required to construct Landscape Maintenance Assessment District (LMAD) improvements on the Dos Palmas Road frontage per City Standards. A plan for the landscaping and irrigation improvements required shall be prepared by the subdivider and shall be submitted to the Development Department for review and approval by the City Engineer.
 - a) A preliminary dual-use basin concept was approved with the tentative tract map. A final plan shall be required for approval.
68. The subdivider shall submit an initial and final digital AutoCAD copy of the map.
69. The subdivider shall provide the City with a copy of the recorded final map on reproducible polyester-based film (mylar).
70. An application for plan review and an engineer's construction cost estimate for civil improvements shall be required at the time of initial improvement plan submittal. Payment of plan and map check fees as per the City's Development Department Engineering Plan Check Fee Schedule based on the engineer's cost estimate shall be required with the plan submittal.

Fire Conditions:

72. Shall comply with all 2022 California Building and Fire Code requirements based on occupancy classification; and all applicable City of Victorville Fire Prevention Standards.
73. An Automatic Fire Sprinkler System shall be required for all proposed dwellings. Plans shall be submitted and approved prior to construction and comply with City of Victorville Fire Prevention Standard F-2.
74. Paved access from 2 separate points is required and shall comply with City of Victorville Fire Prevention Standard A-2. In all cases, to be considered a separate point of fire access, such access shall be located at least one half (1/2) of the diagonal distance of the development area served, apart from another point of fire access. Plans shall be approved prior to the commencement of construction. Verbena Road & 'A' Street shall have full street improvements from Sierra Road to Bear Valley Road. Sierra Road shall have full street improvements from Verbena Road to 'A' Street.
75. An approved On-Site Private Underground Fire Service Line(s), in accordance with City of Victorville Fire Prevention Standard W-2 and City of Victorville Water Standard W-28, shall be in-service prior to any combustible materials being located on-site.
76. Required Fire Flow for this project is estimated to be 1,500gpm @20psi for a 2-hour duration at furthest remote hydrant. Contact City of Victorville Engineering Department to assure availability of required fire flow.

Building Conditions:

77. The project shall comply with all building codes in effect at the time of plan submittal.
78. Plan check fees for this project will be due, and shall be paid in full, upon submittal of plans to the Building Division. The Building Division may be contacted at (760) 955-5100 for an estimate of these fees. Tools for estimating total permit fees are available on the City's website <https://www.victorvilleca.gov/government/city-departments/development/permit-center/fees-forms>. Actual amounts owed will be determined upon submittal of the plans via the City's online permit center.