

ORDINANCE 61

AN ORDINANCE OF THE APPLE VALLEY FIRE PROTECTION DISTRICT PRESCRIBING REGULATIONS PERTAINING TO LAND SUBDIVISIONS AND DEVELOPMENTS WITHIN THE BOUNDARIES OF THE APPLE VALLEY FIRE PROTECTION DISTRICT

The Board of Directors of the Apple Valley Fire Protection District ordains as follows:

SECTION 1 SUBDIVISIONS

- A. All subdivisions shall comply with applicable sections of the currently adopted California Fire Code and shall comply with all other applicable Ordinances of the Apple Valley Fire Protection District and the Town of Apple Valley, or the County of San Bernardino.
- B. The subdivision and each phase thereof shall have two points of access for fire and other emergency equipment, and for routes of escape which will safely handle evacuations.
- C. If either of the required two points of access to a subdivision is to be blocked by a gate, that gate will conform to the following standards:
 - (1) The gate shall have a clear opening width of 24 feet.
 - (2) An unobstructed vertical clearance of 14 feet 6 inches will be maintained.
 - (3) The gate shall conform to Apple Valley Fire Protection District standards for emergency access.
 - (4) The gate shall be equipped for manual opening during a power failure.
 - (5) Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Apple Valley Fire Protection District fire code official.
- D. A turn around shall be required at the end of each roadway, 150 feet or more in length. This turn around shall be able to accommodate fire apparatus and shall be approved by the Apple Valley Fire Protection District.
- E. Cul-de-sac length shall not exceed the lesser of the length of twelve (12) single-family residences on one side or 1,000 feet, measured from the centerline of the intersecting street to the center of the turn-around, and shall be approved by the Apple Valley Fire District and the Engineering Division. A minimum radius of forty-seven (47) feet shall be required for cul-de-sac turn arounds.
- F. All fire protection systems designed to meet the fire flow requirements specified for this project shall be approved by the Apple Valley Fire Protection District prior to the installation of said systems. Said systems shall be installed and operable prior to recordation unless construction of said systems has been bonded for as required by the water purveyor. Water for fire protection as required by the Apple Valley Fire Protection District, including all fire hydrants in each phase in which construction is to commence,

shall be installed and operable prior to any combustible building materials being transported to the building site.

- G. The quantity of water required for minimum fire flow shall be determined by reference to the Apple Valley Fire Protection District Ordinance adopting minimum standards for fire protection water systems and shall be above and beyond the average daily consumption of water.
- H. A subdivision proposed after the effective date of this Ordinance shall provide the minimum fire flow and fire hydrants required by the Apple Valley Fire Protection District Ordinance adopting minimum standards for fire protection water systems.
- I. All roads within any subdivision and the two routes of vehicle access to any subdivision shall be paved prior to the start of any combustible construction within said subdivision. Said roads shall meet minimum requirements of the Town of Apple Valley or the County of San Bernardino as to widths, grades, turning radius, curbs, gutters, cul-de-sacs, etc. Said roads shall be concrete or asphalt over base material with a roadbed compacted to 95% and shall be of sufficient thickness to support heavy fire apparatus.
- J. All access roads shall be maintained and shall not be blocked by vehicles, temporary fences, temporary structures, open trenches, etc.
- K. If approved in advance by the Community Risk Reduction Division, paving of access roads may be delayed with adherence to the following provisions:
 - (1) Roadways shall be compacted to 95% minimum relative compaction. The Community Risk Reduction Division shall require the necessary compaction tests to verify compaction.
 - (2) In the event of adverse weather conditions, the Community Risk Reduction Division shall require the developer's contractor to place upon the access road, 4" of Class II aggregate base compacted to 95% with an undisturbed minimum width of 26 feet. All construction shall cease until this requirement is met.
- L. Minor deviations to the requirements of this Ordinance may be approved by the Fire Chief if appropriate mitigating measures are provided by the developer.

SECTION 2 MINOR SUBDIVISIONS

All the requirements for subdivisions in Section 1 of this Ordinance shall apply to minor subdivisions with the following exceptions:

- A. Minor subdivisions will not be subject to paving of access requirements as outlined in Section 1.
- B. Minor subdivisions with all lots over 5 acres in size shall have no requirements under this Ordinance.
- C. Minor subdivisions in areas not served by or within the sphere of influence of a water purveyor and with all lots greater than 2 ½ acres in size shall not be subject to requirements of Section 1F, 1G, or 1H.

D. Minor subdivisions in areas without two points of paved access and with all lots 2 ½ acres or over in size will not be subject to Section 1B, 1I, or 1K.

SECTION 3 PENALTIES

Any persons violating any provision of this Ordinance shall be guilty of a misdemeanor, punishable by a fine of not more than \$1,000 or by imprisonment not exceeding 6 months, or both such fine and imprisonment. The fire code official, with the concurrence of the Chief and the district attorney, is authorized to use administrative citations and fines as allowed by an ordinance of the Board of Directors in place of the violation penalties contained in this section. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

SECTION 4 REPEAL OF CONFLICTING ORDINANCE

Ordinance Number 44 prescribing regulations pertaining to land subdivisions and developments within the boundaries of the Apple Valley Fire Protection District is hereby repealed on the effective date of Ordinance 61.

SECTION 5 VALIDITY

The Board of Directors hereby declares that should any section, paragraph, sentence or word of this Ordinance be declared for any reason to be invalid; it is the intent of the Board of Directors that it would have passed all other portions of this Ordinance independent of the elimination of any such portion as may be declared invalid.

SECTION 6 DATE OF EFFECT

This Ordinance shall take effect January 1, 2023.

ADOPTED this 15th day of November, 2022

YES: Director Hernandez, Vice President Conley, Director Hultquist, President Leary

NO:

ABSTAIN:

ABSENT: Director Salas



Daniel J. Leary, Board President
Apple Valley Fire Protection District

ATTEST:

James Peratt, Board Secretary
Apple Valley Fire Protection District