

**Development Plan Report**  
**TTM 17476, "Tuscan Ridge"**  
In the Town of Yucca Valley,  
San Bernardino County, California

**April 2007**

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## Introduction

This report presents the proposed planned development for the Tuscan Ridge project. The project is a typical residential single family development located adjacent to Western Hills neighborhood in the Town of Yucca Valley in San Bernardino County. It is located on the north side of Paxton Road west of Balsa Avenue.

The project site occupies 58.23 acres and is generally located north of Twenty Nine Palms Highway, and east of Old Woman Springs Road (SR-247). Access to the site is provided via Paxton Road from the south and Mandarin Road from the west (Exhibit 1). The flag shaped Project Site is currently undeveloped parcels and contains primarily creosote bush scrub and Joshua Trees. The Project Site is adjacent to subdivided lots, with numerous residences, to the west. To the north, east and south exist scattered residences and open, relatively undisturbed desert scrub habitat.

The site is depicted on the United States Geological Survey. (USGS Exhibit 4) The project site is in Section 30 of Township 1 North and Range 6 East. (Exhibit 2) The project site elevation is approximately 3,550 feet above sea level.

The OFFICIAL ZONING DISTRICT MAP has designated 55 acres of the subject property as R-L-1 (Rural Living, one dwelling unit per acre) and approximately four acres as R-L-25 (Rural Living, one dwelling unit per 2.5 acres). These two parcels would be allowed a total of 56 or 57 dwelling units under right of zone density regulations.

However, to preserve the mountainous terrain of the northeasterly portion of the subject site and to promote a more efficient use of the land and to create a more desirable and affordable living environment, the standards of the Planned Development district will be utilized.

## Land Use and Proposed Development

The proposed project is located in the Town of Yucca Valley, in San Bernardino County.

The standard minimum residential lot size in the Town of Yucca Valley Official Zoning District Map policy is 7,200 square feet for Single Residential (RS) District Development. A portion of the site (55 acres) is currently zoned for one acre parcels and the remainder (4 acres) is zoned for 2.5 acre minimum. All lots in the Western Hills Reserve will be restricted to a minimum of one-quarter acre in size. The overall density of the project will be 0.74 Dwelling Units per Acre. The boundary of the project site encompasses 58.23 acres, with a total of forty-three (43) lots. Development will be based on the Town of Yucca Valley Development Standards. This Planned Development proposes to change a portion of the vacant land to single family homes. The land use district will consist of an overall developed area of approximately 26.5 acres as Single Residential (RS), with active and passive recreation and storm water control facilities in the recreation/open space areas that will be 28.02 acres and 0.37 acres will be utilized for a sewage treatment plant..

The product type for this project consists of one story and two story structures of conventional wood-frame and stucco construction with conventional shallow spread footings and concrete slabs on grade. The associated site improvements will include concrete walkways and driveways, landscape areas and various underground utilities.

The proposed Western Hills Reserve project will follow the development standards shown in Table I.

**Table I**  
**TUSCAN RIDGE RESERVE DISTRICT DEVELOPMENT STANDARDS**

Maximum Structure Height (ft.)	35
Minimum Lot Size (sq. ft.)	15,400
Maximum Lot Coverage (building Coverage)	40%
Maximum Lot Dimensions (width to depth ratio)	1:4
Minimum Lot Dimensions Width ft.	80 ft*
Length ft.	100 ft
Front Yard Setback (ft.)	20
Side yard Setback (ft.) (Minimum total 15 ft)	10 5
Rear Yard Setbacks (ft.)	15
Street Side Yard Setbacks (ft.) Street type: local, collector or wider	15 25

\*Cul-de-sac lots shall have a minimum frontage of 25 feet; lots on curvilinear streets shall have an average width of 80 feet.

Open space areas for this project will be left in its natural state except where it is developed. It will be accessible and available to all occupants of the development. It will contain recreational features consisting of a basketball half court, landscaping, a small park with play area and a picnic area at the trail head in addition to vehicle parking for use of native trails. See attached Exhibit 7.

## **Housing**

Tuscan Ridge is planned as a residential community consisting of 43 single family detached homes. The minimum lot size for the proposed project is one-quarter acre. The average home size is estimated to be between 1,700 square feet and 3,300 square feet.

The built out population for the development is estimated at 120 persons based on an average of 2.79 persons per household. Population per household is based on the California Department of Finance, Population and housing estimates, January 1, 2006 estimate for the County of San Bernardino.

## **Circulation**

The proposed Tuscan Ridge development is located on the north side of Paxton Road west of Balsa Avenue in the Town of Yucca Valley, in the County of San Bernardino.

Paxton Road is paved along the south side of the site. Mandarin Road, a paved road, currently terminates at the western boundary of the project. It is proposed that Mandarin be gated and extended into the proposed development and connected to the primary north/south street in the Tract.

RK Engineering Group, Inc. has evaluated the potential traffic impacts of the proposed project. The analysis included calculating the daily and peak hour trip generation of the project, the total AM and PM peak hour and daily trip generation, and the calculated project fair share contribution towards the anticipated study area roadway improvement costs.

The based on the report, the project site will generate approximately 421 trip-ends per the day with 33 vehicles per hour during the AM peak hour and 44 vehicles per hour during the PM peak hours. Based on the project trip generation, the fair share contribution is \$16,193.60. The report

recommended improvement measures to address on-site circulation requirements of the proposed site, which include the following:

- Internal traffic signing/ striping should be implemented in conjunction with detailed construction plans for the project.
- Sight distance at each project intersection should be reviewed with respect to standard Caltrans/Town of Yucca Valley sight distance standards at the time of preparation for final grading, landscape, and street improvement plans.
- A front gate analysis for primary project entry has been prepared consistent with the Transportation and Land Development, Institute of Transportation Engineers (ITE) methodology. Based upon the queuing analysis a minimum set-back of 100 feet is recommended from any potential gate to the adjacent street curb face.
- Traffic signal warrants have been performed for Existing conditions, Project Buildout (Year 2008), Without Project, and Project Buildout (Year 2008). With Project conditions traffic signals are projected to be warranted at the intersections of Old Woman Springs Road (SR-247) and Buena Vista Drive and also on Old Woman Springs Road (SR-247) and Paxton Road.

## **Public Services**

The Tuscan Ridge project site is located in Single Residential District (RS) in Yucca Valley General Plan. The General Plan identifies the Single Residential District as areas designated to accommodate single residential family dwellings. These homesites dominate much of the outer portions of the Town.

The project site will be served by High Desert Water District. The project site will have a treatment plant for the sewer. The project site is under the jurisdiction of the San Bernardino County Fire Department. The project site will comply with the current Uniform Fire Code Requirements and all applicable statutes codes, ordinances and standards of the Fire Department. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code. The Fire Flow for this project shall be 1,500 GPM for a two (2) Hour duration at 20 psi residual operating pressure.

Will serve letters from Southern California Edison for electricity, Verizon of California for telephone services, and Southern California Gas Company for gas services have been received for the project site.

## **Conservation and Open Space**

Biological Assessment Report on April 22, 2005 was conducted by James W. Cornett, Ecological Consultants. The proposed residential development can be expected to eliminate a portion of sixty (60) acres of Joshua tree woodland habitat including the native plant and animal species. Joshua tree woodland habitat is widespread in the Mojave Desert of California. Therefore the loss of some of this habitat on the project site cannot be said to constitute

significant adverse impact to the continued existence of the plant community and its incorporated flora and fauna.

The desert tortoise is the only officially listed species that could conceivably traverse the project site. Though no evidence of tortoise presence was found within the project boundaries, tortoises do occur in the vicinity. It is possible, during grading and construction activities, that a desert tortoise might wander onto the site and be harmed. To avoid this possibility and the violating of state and federal laws, it is recommended that a tortoise-proof fence be placed around the project site immediately prior to construction activities. Additionally, it is recommended that a biological monitor be present at the time of grading operations to insure the protection of any tortoise that may have wandered onto the site following the completion of the biological surveys described in this report.

The project will have negative indirect impacts on the surrounding native biota. The developed portion of the project site will no longer serve as a source of emigration of native plant and animal species into the natural surrounding lands. This project can be expected to increase vehicular traffic in the area, noise levels, light pollution, human and domestic animal use of surrounding lands, introduction and dispersal of exotic plant species and development in the region. All of these occurrences can be expected to decrease the diversity and density of native plants and animals in the region immediately surrounding the project. However, the surrounding lands have already been subdivided and partially developed. Additionally, this study cannot document significant adverse impacts to special-status species or unique habitats beyond the boundaries of the project site.

Upon completion of the requirements and mitigation described in this report, this project is not anticipated to have significant adverse impacts upon the biological resources in the region.

James W. Cornett, Ecological Consultants has stated that the project site is required to identify, mark and relocate Joshua trees and other specimen plants that can be relocated on site or placed for "adoption". The James W. Cornett, Ecological Consultants have recommended for the project site that a tortoise-proof fence be installed around the project site, provide a tortoise (biological) monitor during grading periods, utilize native plants in landscape areas, and direct outdoor lighting to ground.

The Tuscan Ridge project design puts emphases on natural resources and understands that biological resources are the living elements of man's environment. The project design helps the environment function properly in short term and long term productivity by leaving the majority of the site as undeveloped and open space and grading only the pad locations on the proposed lots.

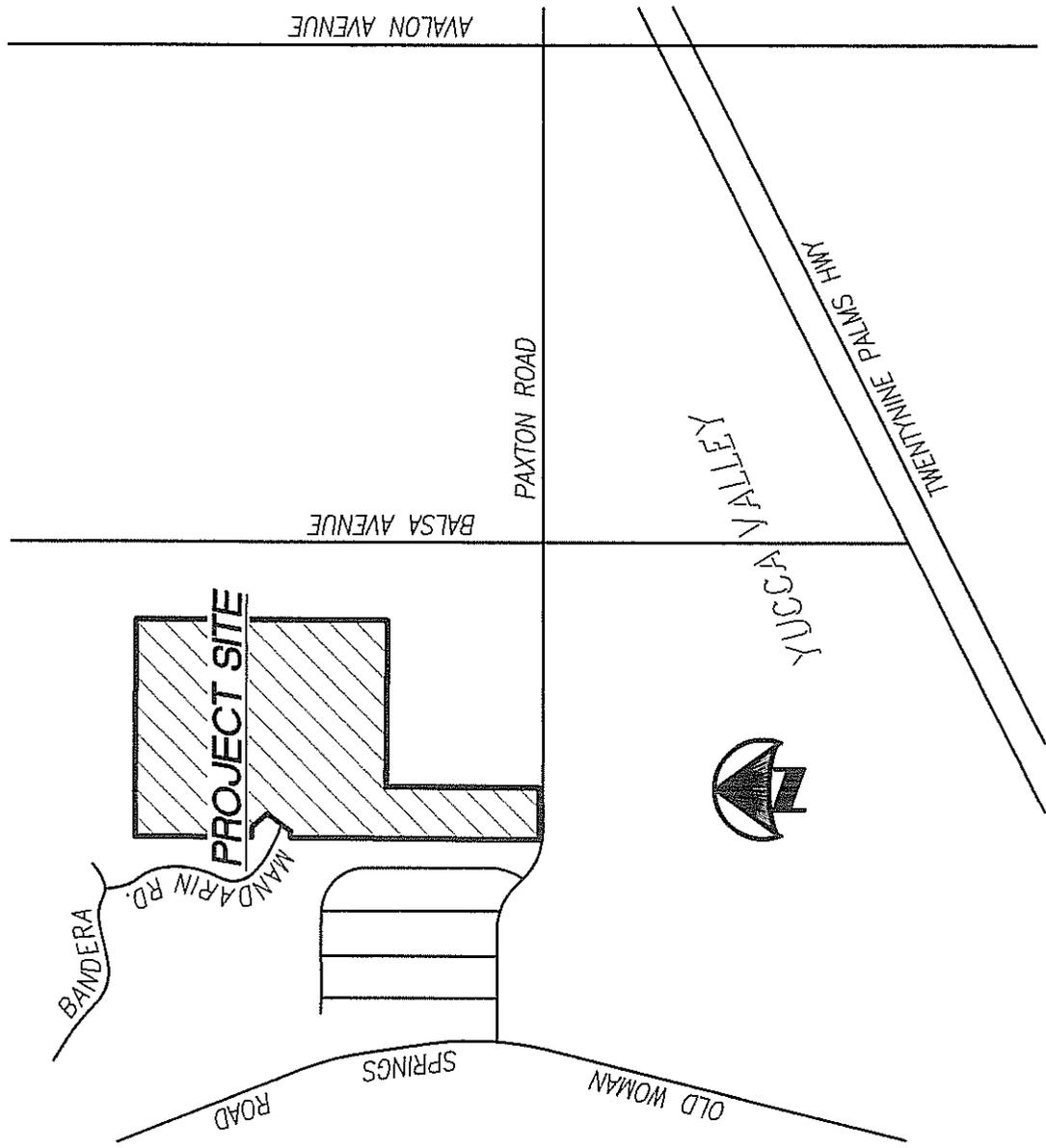
### **Seismic/Public Safety**

The Tuscan Ridge Project Site is required to submit emergency/evacuation road access plans to the County of San Bernardino Fire Department for review and approval. The plan shall show all planned road widening with minimum widths of twenty-six feet (26') (FS1/FS2/FS3 requirement), with shoulder parking allowed, with an unobstructed vertical clearance of no less than 13 feet 6 inches (13'6"), and with grades not exceeding twelve percent (12%). The Tuscan Ridge Project Site will comply with all the building standards for the Fire Safety Area.

The Tuscan Ridge Project Site, according to the Yucca Valley North Quadrangle, Special Studies Zone Map (Exhibit 5), is not in an earthquake zone.

## References

- RH Engineering Group, Inc., November 29, 2005
- San Bernardino County Fire Department, May 2005
- James W. Cornett, Ecological Consultant, April 22, 2005
- Yucca Valley General Plan
- California Department Of Finance, Population and Housing estimates, January 1, 2006
- Yucca Valley North Quadrangle Map, July 1, 1993



**EXHIBIT 1**

NO SCALE

THOMAS GUIDE SAN BERNARDINO COUNTY  
COORDINATES PAGE 4888, A-7

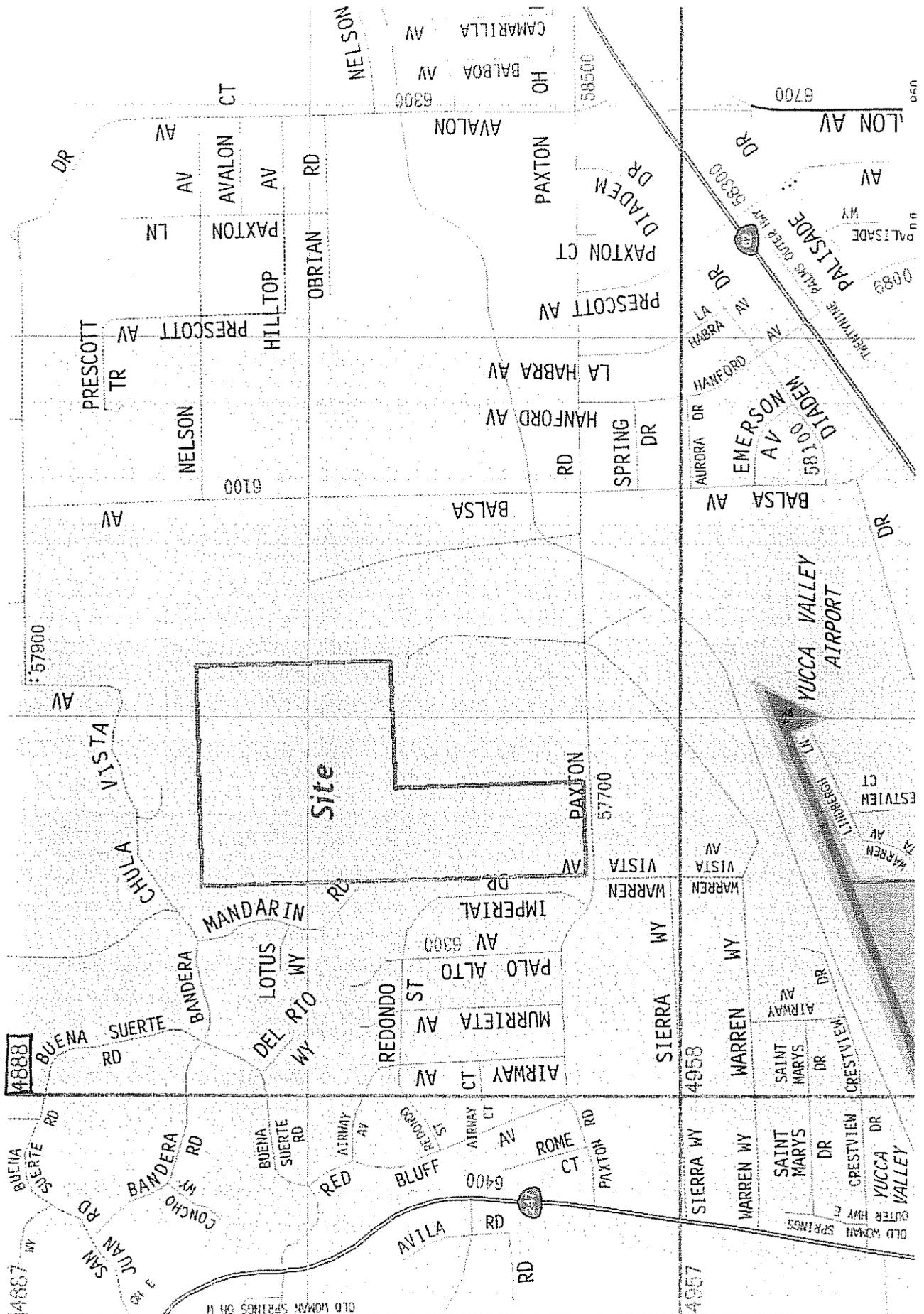


EXHIBIT 2

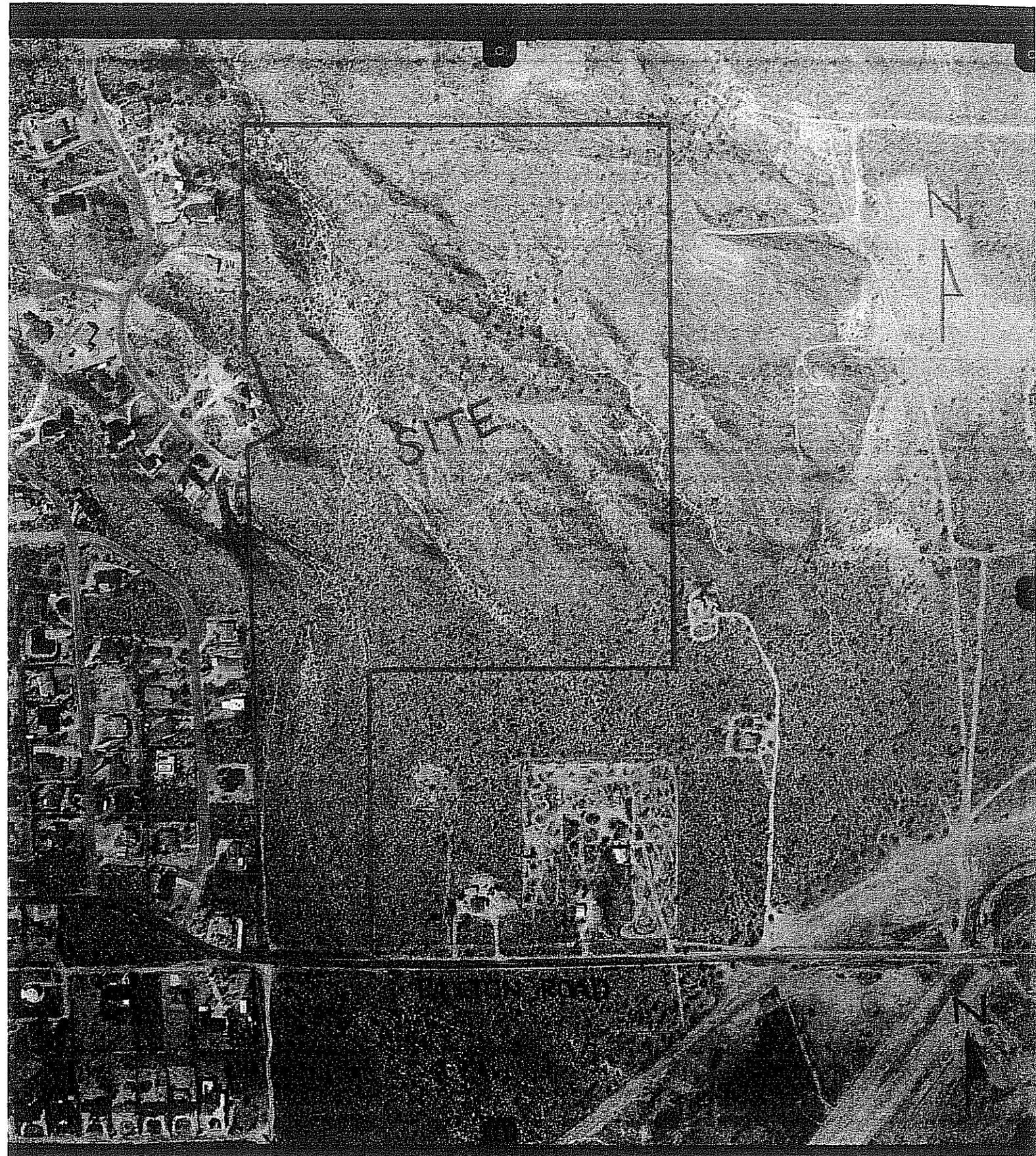
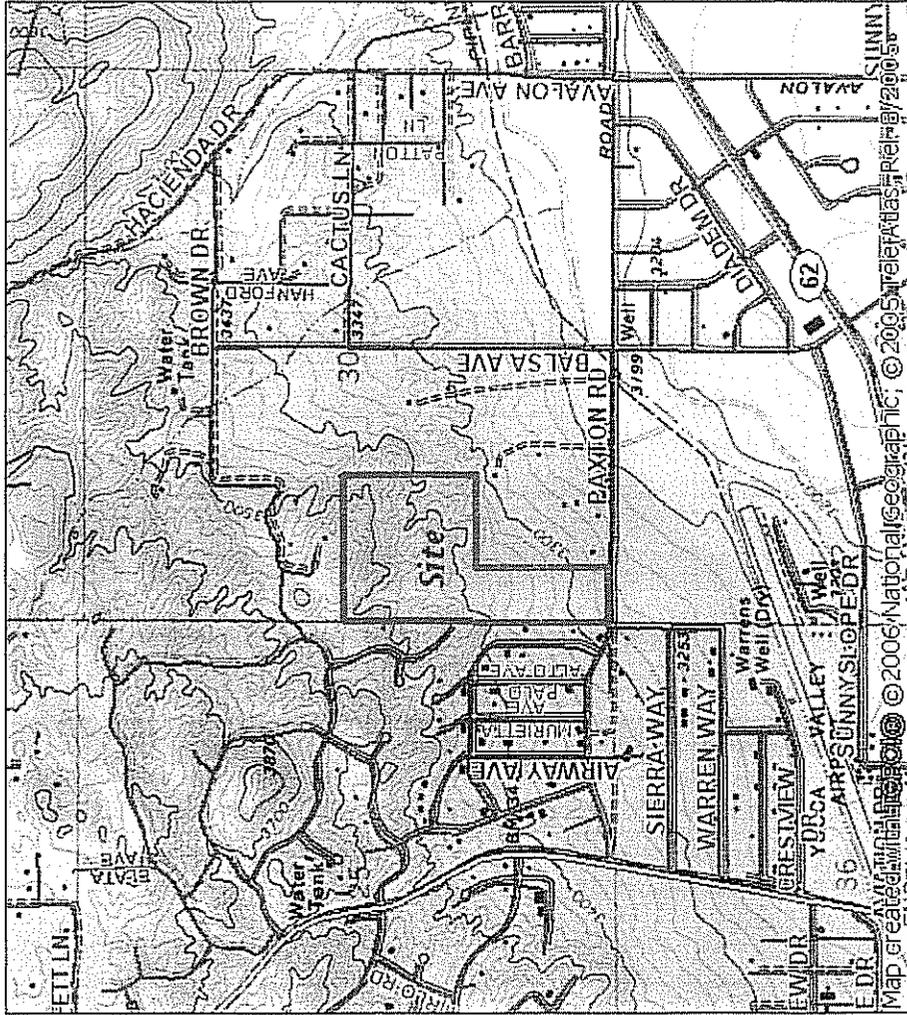
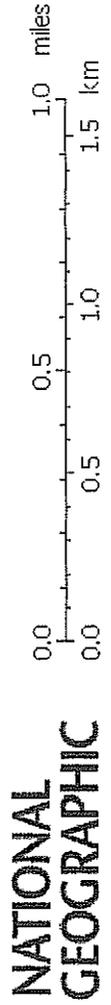


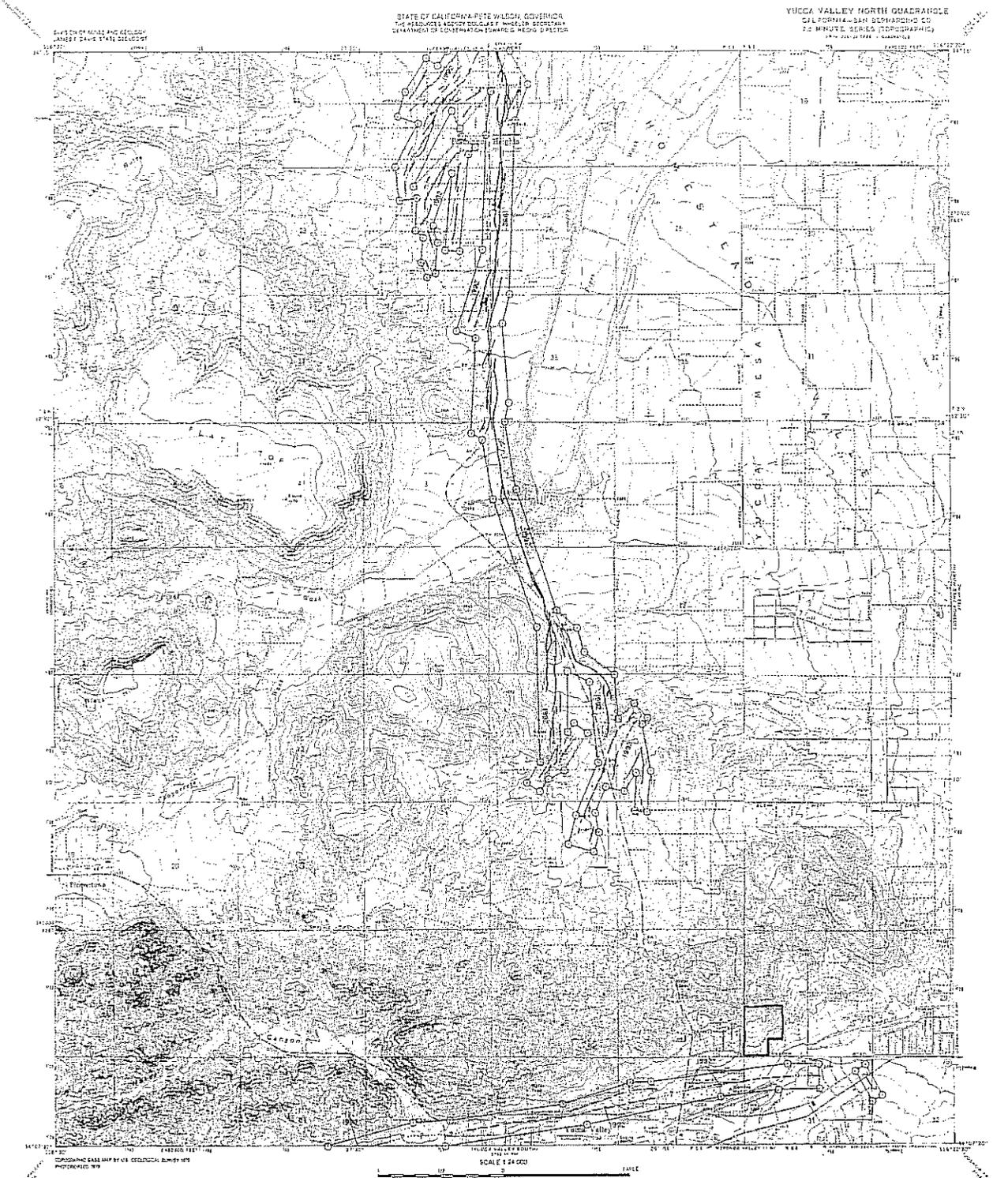
EXHIBIT 3



TN 11MN  
13°  
05/03/06



# EXHIBIT 4



**MAP EXPLANATION**

- Active Faults**
- Faults considered to have been active during Holocene time and to have a relatively high potential for surface rupture: solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed; query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by creep or possible creep.
- Special Studies Zone Boundaries**
- These are delineated as straight-line segments that connect enclined turning points so as to define special studies zone segments.
  - Seaward projection of zone boundary.

**STATE OF CALIFORNIA  
 SPECIAL STUDIES ZONES**  
 Delineated in compliance with  
 Chapter 13, Division 2 of the California Public Resources Code  
 (Amended Public Special Studies Zones Act)

**YUCCA VALLEY NORTH QUADRANGLE  
 REVISED OFFICIAL MAP**  
 Effective: July 1, 1993

*Pete Wilson* State Geologist

**REFERENCES USED TO COMPILE FAULT DATA**

From Yucca Valley Quadrangle

Bevier, W.A., 1966. *Plateau, Basin, Coastal Ranges, and Related Basins - Southern San Bernardino County, California*. California Division of Mines and Geology, Fault Division Report (FR-11) (unpublished).

Bevier, W.A., 1961. *Basins and Ranges along the Colorado River, Imperial Valley, and Related Basins* (unpublished with the 15' x 30' 1966 Series). California Division of Mines and Geology, Fault Division Report (FR-10) (unpublished).

Talbot, J.H., 1962. *Living Faults and Related Basins, San Bernardino and Riverside Counties, California*. California Division of Mines and Geology, Fault Division Report (FR-12) (unpublished).

For additional information on faults in this area, see the National Atlas for 1970-72, and additional information available from the United States Geological Survey on the World Wide Web at <http://www.faults.gov>

**IMPORTANT - PLEASE NOTE**

- 1) This map may not show all faults that have the potential for surface fault rupture, either within the special studies zones or outside their boundaries.
- 2) Faults shown are the basis for establishing the boundaries of the special studies zones.
- 3) The identification and location of these faults are based on the best available data. However, the quality of data used is varied. Traces have been drawn as accurately as possible at the map scale.
- 4) Fault information on this map is not sufficient to serve as a substitute for the geologic site investigations (special studies) required under Chapter 75 of Division 2 of the California Public Resources Code.





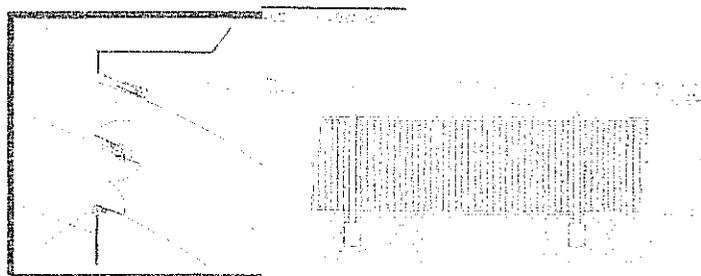
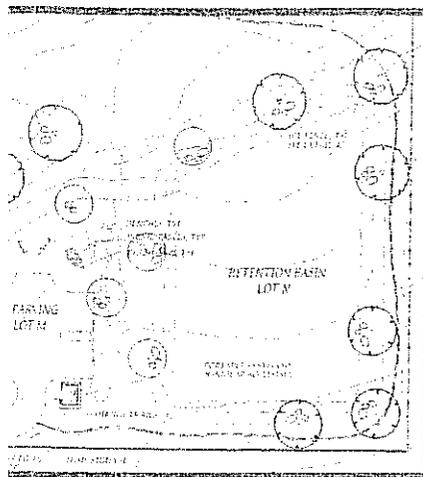
**PLANT LEGEND**

**TREES**

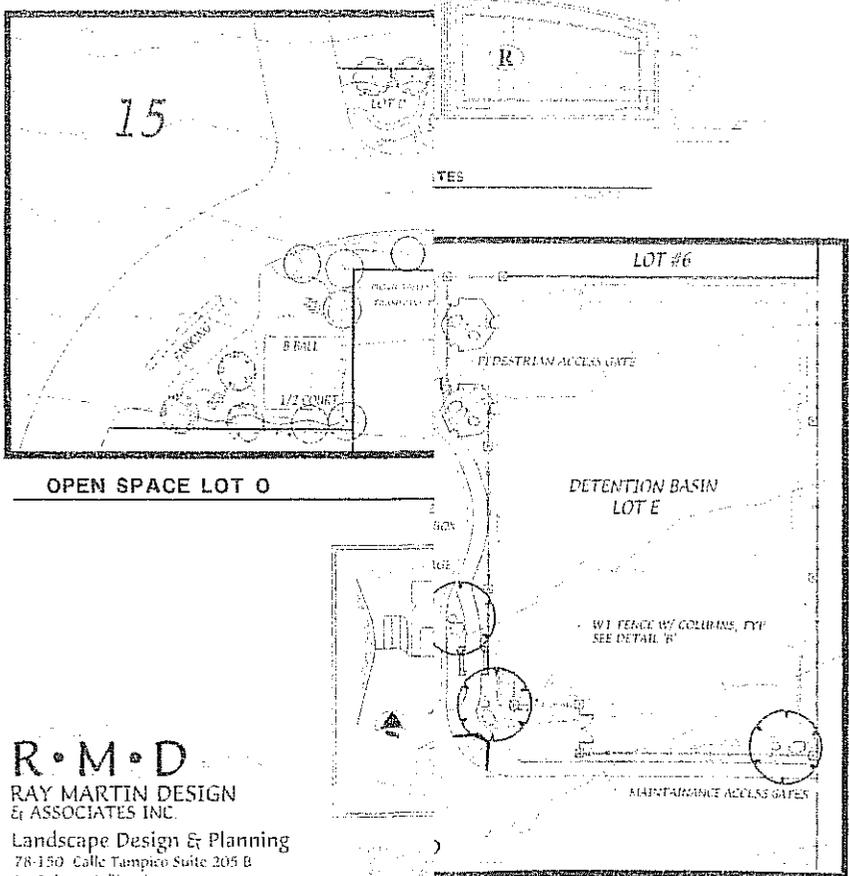
	PLANT NAME	PLANT CODE

**SHRUBS**

	PLANT NAME	PLANT CODE



**SECONDARY ENTRY**



**OPEN SPACE LOT 0**

**R•M•D**  
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**EXHIBIT 7**