RESOLUTION NO 07-10

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, APPROVING PLANNED DEVELOPMENT 01-06 FOR ASSESSOR PARCEL NUMBER 601-021-40 AND -43

WHEREAS, on FEBRUARY 6, 2007 the Planning Commission considered all public comments responding to the Planned Development, and after said hearing provided the Town Council with a recommendation for approval; and

WHEREAS, the Town Council conducted a duly noticed public hearing on March 8, 2007 and heard all testimony of any persons wishing to speak on the issue.

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Yucca Valley as follows:

Section 1. The Town Council hereby approves Planned Development 01-06, establishing the development standards for a private 43 lot community on 58.23 acres, and finds that:

1. The proposed development is consistent with the General Plan, insofar as the overall density does not exceed the allowable density, and the proposal will result in the preservation of 23.95 acres of open space.

2. The physical characteristics of the site have been adequately assessed and the site for the proposed development is adequate in size and shape to accommodate the use and all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping and other features required, as conditioned.

3. The site has adequate access, meaning that the site design and development plan conditions consider the limitations of existing streets and highways and provides improvements to accommodate the anticipated requirements of the proposed project.

4. Adequate public services and facilities exist, or will be provided in accordance with the conditions of approval; to serve the proposed project and the proposed project will not result in a reduction of public services to properties in the vicinity to or a detriment to the public health, safety and welfare.

5. The proposed project, as conditioned, will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area.

6. The improvements required per the conditions of approval and the manner of development adequately address all natural and man-made hazards associated with the proposed project, and the project site, including but not limited to flood, seismic and slope hazards.

7. The proposed project carries out the intent of the planned development provisions by providing a more efficient use of the land and an excellence of design greater than that which would be achieved through the application of conventional development standards.

Section 2: This Resolution shall become effective on the date of the Town Council action.

APPROVED AND ADOPTED this 8th day of March, 2007.

MAYOR

ATTEST:

TOWN CLERK

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Janet M. Anderson, Town Clerk of the Town of Yucca Valley, California do hereby certify that Resolution No. 07-10 was duly and regularly adopted by the Town Council of the Town of Yucca Valley, California, at a meeting thereof held on the 8th day of March, 2007, by the following vote:

AYES: Council Members Herbel, Leone, Luckino, Mayes, and Mayor Neeb

NOES: None

ABSTAIN: None

ABSENT: None

TOWN CLERK

RESOLUTION NO 07-11

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 17476 (ASSESSOR PARCEL NUMBERS 601-021-40 AND 601-021-43)

WHEREAS, on February 6, 2007 the Planning Commission considered all public comments responding to the Tentative Tract Map, and after said hearing provided the Town Council with a recommendation for approval; and

WHEREAS, the Town Council conducted a duly noticed public hearing on Masrch 8, 2007 and heard all testimony of any persons wishing to speak on the issue.

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Yucca Valley as follows:

Section 1. The Town Council hereby approves Tentative Tract Map 17476, to subdivide a 58.23 acre parcel into 43 single family lots and lots for streets, parks, open space and other facilities, and finds that:

1. The proposed subdivision is consistent with the General Plan insofar as the project will be consistent with the RL-2 5 and RL-1 land use designations, with approval of the Planned Development.

2. The site is physically suitable for the type and proposed density of development, insofar as the lots are located on the alluvial fan portion of the site, and of sufficient size to allow development to meet the development standards established in the Planned Development.

3. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially or avoidably injure fish or wildlife or their habitat. No desert tortoise was identified on the project site.

4. The design of the subdivision or type of improvements are not likely to cause serious public health problems, insofar as the lots are of sufficient size, and the installation of the on site sewer system will be regulated by the CA Regional Water Quality Control Board to ensure safe implementation.

5 The design of the subdivision or type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

6. The design of the subdivision provides to the extent feasible, passive or natural heating and cooling opportunities, insofar as buildings can be oriented to facilitate natural cooling and heating.

Section 2: This Resolution shall become effective on the date of the Town Council action.

APPROVED AND ADOPTED this 8th day of March, 2007.

MAYOR

ATTEST:

TOWN CLERK

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Janet M. Anderson, Town Clerk of the Town of Yucca Valley, California do hereby certify that Resolution No. 07-11 was duly and regularly adopted by the Town Council of the Town of Yucca Valley, California, at a meeting thereof held on the 8th day of March, 2007, by the following vote:

AYES: Council Members Herbel, Leone, Luckino, Mayes, and Mayor Neeb

NOES: None

ABSTAIN: None

ABSENT: None

TOWN CLERK