TOWN OF YUCCA VALLEY

PLANNING COMMISSION MEETING

The Mission of the Town of Yucca Valley is to provide a government that is responsive to the needs and concerns of its diverse citizenry and ensures a safe and secure environment while maintaining the highest quality of life

TUESDAY
MARCH 10, 2015
6:00 p.m.

YUCCA VALLEY COMMUNITY CENTER, YUCCA ROOM
57090 - 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

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PLANNING COMMISSION MEMBERS

Vickie Bridenstine, Chair
Steve Whitten, Vice Chair
Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner

AGENDA

MEETING OF THE
TOWN OF YUCCA VALLEY PLANNING COMMISSION
6:00 P.M., TUESDAY, MARCH 10, 2015

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's office at (760) 369-7209 at least 48 hours prior to the meeting.

An agenda packet for the meeting, and any additional documents submitted to the majority of the Planning Commission, are available for public view in the Community Development Dept. front office or the Town Hall lobby, and with respect to the staff agenda packet, on the Town's website, www.yucca-valley.org, prior to the Commission meeting. Any materials submitted to the agency after distribution of the agenda packet will be available for public review at the Community Development Dept. or Town Clerk's office during normal business hours and will be available for review at the Planning Commission meeting. For more information on an agenda item or the agenda process please contact the Town Clerk's office at 760-369-7209 ext 226.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Planning Commission secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

(Where appropriate or deemed necessary, action may be taken on any item listed in the agenda)

CALL TO ORDER:

ROLL CALL:
Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner
Steve Whitten, Vice Chair
Vickie Bridenstine, Chair

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move by_____ 2nd by _____ Roll Call Vote _____

CONSENT AGENDA:

All items listed on the consent agenda are considered to be routine matters and may be enacted by one motion and a second. There will be no separate discussion of the consent agenda items unless a member of the Planning Commission or Town Staff requests discussion on specific consent calendar items at the beginning of the discussion. Public requests to comment on consent calendar items should be filed with the Planning Commission Secretary before the consent agenda is called.

1. **MINUTES**
   A request that the Planning Commission approves as submitted the minutes of the meetings held on January 27 and February 10, 2015.

RECOMMENDATION: That the Planning Commission adopts the Consent Agenda.

Action: Moved by_____ 2nd by _____ Roll Call Vote_____

DEPARTMENT REPORT:

1. **2014 GENERAL PLAN ANNUAL REPORT**
   Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress on its implementation. The report must then be filed with the State's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This annual review addresses the January 1, 2014 through December 31, 2014 time period.

RECOMMENDATION: That the Planning Commission receives and files the 2014 General Plan Annual Report and forwards the report to the Town Council.

Action: Move by_____ 2nd by _____ Roll Call Vote _____

2. **REVIEW OF GENERAL PLAN IMPLEMENTATION STRATEGIES**

A discussion regarding the Implementation Strategies of the Yucca Valley General Plan.

RECOMMENDATION: That the Planning Commission receives the presentation and discusses the Implementation Strategies.

Action: Move by_____ 2nd by _____ Roll Call Vote _____

3. PRIVATE LAND DEVELOPMENT PROJECT UPDATE

The information is provided to update the Planning Commission on the status of private land development project applications.

RECOMMENDATION: That the Planning Commission receives and files the report.

Action: Move by_____ 2nd by _____ Roll Call Vote _____

PUBLIC COMMENTS

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern, which are not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three minutes or less. Inappropriate behavior, which disrupts or otherwise impedes the orderly conduct of the meeting, will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Drozd
Commissioner Evans
Commissioner McHenry
Vice Chair Whitten
Chair Bridenstine

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, March 24, 2015

ADJOURN

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
January 27, 2015

Vice Chair Bridenstine called the regular meeting of the Yucca Valley Planning Commission to order at 6:00p.m.

Commissioners present were Drozd, Whitten and Vice Chair Bridenstine.

The Pledge of Allegiance was led by Vice Chair Bridenstine.

Town Clerk Lesley Copeland led the swearing in of Commissioner Charles McHenry and Commissioner Jeff Evans.

Commissioner Whitten moved to approve the agenda, and Commissioner Drozd seconded, and the motion passed unanimously.

Vice Chair Bridenstine opened the floor to public comments.

PUBLIC COMMENTS

None

CLOSE PUBLIC COMMENTS

DEPARTMENT REPORT

1. S ELECTION OF PLANNING COMMISSION CHAIRMAN AND VICE- CHAIRMAN

Commissioner McHenry moved that the Planning Commission elect Commissioner Bridenstine Chairman of the Commission. The motion was seconded by Commissioner Drozd and passed unanimously.

AYES: Commissioners Bridenstine, Drozd, Evans, McHenry and Whitten
NOES: None
ABSTAIN: None

Commissioner Bridenstine moved that the Planning Commission elect Commissioner Whitten Vice-Chairman of the Commission. The motion was seconded by Commissioner Drozd and passed unanimously.

AYES: Commissioners Bridenstine, Drozd, Evans, McHenry and Whitten
NOES: None
ABSTAIN: None

DRAFT

2. ENVIRONMENTAL ASSESSMENT, EA 05-14 SITE PLAN REVIEW, SPR 02-14 WALBERN DEVELOPMENT HOME DEPOT SPECIFIC PLAN, S-01-05

Deputy Town Manager Stueckle provided the staff report. Staff provided an overview of the project and the relevant elements of the General Plan and Development Code. Staff also provided an overview of the amendments which were made to the conditions of approval.

PUBLIC COMMENTS

- Frank Coda, representative for the applicant, spoke in support of the project

END PUBLIC COMMENTS

Commissioner Evans asked about the conceptual landscaping plan and about the adaptability of Joshua trees when transplanted. Staff said that the trees were moved when the site was rough graded, and that in staff's experience survivability rates were approximately 50%.

Commissioner Whitten asked if there would be any anticipated impacts to the existing businesses during construction. Staff said that there weren't. Commissioner Whitten asked if the building construction would allow for adaptability in the type of commercial tenants, and the applicant it would. Commissioner Whitten also asked if the project should include a loading zone and about rear access to the facility. Staff said that the loading space was not required and that the project met fire department requirements. Commissioner Whitten asked about the specifics of what the applicant intended for grease interceptors. The applicant said that it would depend on the type of tenants.

MOTION

Commissioner Whitten moved that the Planning Commission approve Environmental Assessment, EA-05-14 and Site Plan Review, SPR-02-14 based upon the information contained within the staff report and the recommended conditions of approval. Commissioner Evans seconded the motion,

AYES: Commissioners Bridenstine, Drozd, Evans, McHenry and Whitten
NOES: None
ABSTAIN: None

3. OLD TOWN SPECIFIC PLAN

Deputy Town Manager Stueckle provided the staff report. The Town Council requested that the Planning Commission review and report on the Old Town Specific plan. Staff provided an overview of the purpose of the Old Town Specific Plan and the issues that the Planning

Commission was being asked to consider in regards to the plan as it relates to the Development Code and General Plan. Staff stated that they expect that the Planning Commission will discuss what revisions should be considered at upcoming meetings.

PUBLIC COMMENTS

None

CLOSE PUBLIC COMMENTS

Chair Bridenstine and Commissioner Evans asked staff about the process for discussing revisions to the Old Town Specific Plan. Staff said that it would begin with informal reviews and staff reports, followed by a formal public hearing process. After the Planning Commission made their recommendation the Town Council will have a public hearing process as well. Staff also stated that public workshops could be part of the process.

Commissioner Whitten moved that the Planning Commission receive and file the report. Commissioner Drozd seconded the motion.

AYES: Commissioners Bridenstine, Drozd, Evans, McHenry and Whitten
NOES: None
ABSTAIN: None

COMMISSIONER REPORTS AND REQUEST:

Commissioner Drozd thanked everyone for their hard work and welcomed the new Commissioners

Commissioner Evans said that he is looking forward to participating in the Commission.

Commissioner Whitten welcomed the new Commissioners and thanked staff.

Chair Bridenstine thanked staff and said she is looking forward to the review of the Old Town Specific Plan. She thanked the public for attending and welcomed the new Commissioners.

ANNOUNCEMENTS:

The next regular meeting of the Planning Commission is scheduled for February 10, 2015 at 6:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:01.

DRAFT

Respectfully submitted,

Allison Brucker
Secretary

Approved by the Planning Commission on _____, 2015.

DRAFT

TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
February 10, 2015

Chair Bridenstine called the regular meeting of the Yucca Valley Planning Commission to order at 6:00p.m.

Commissioners present were Drozd, Evans, McHenry, Vice Chair Whitten and Chair Bridenstine.

The Pledge of Allegiance was led by Chair Bridenstine.

Commissioner Whitten moved to approve the agenda, and Commissioner Evans seconded, and the motion passed unanimously.

Vice Chair Bridenstine opened the floor to public comments.

PUBLIC COMMENTS

None

CLOSE PUBLIC COMMENTS

DEPARTMENT REPORT

1. SITE PLAN REVIEW, SPR 02-08 YUCCA PLAZA

RECOMMENDATION: That the Planning Commission approves the request for an extension, expiring on November 18, 2016.

Planning Technician Olsen provided the staff report, including an overview of the project, which was a request for a time extension for Site Plan Review SPR 02-08 Yucca Plaza. Staff stated that zoning designations for the location had not changed with the adoption of the new General Plan or New Development Code, and the project's previous extension expired in 2013, so the proposed extension would expire on November 18, 2016, three years from the previous expiration date. The Conditions of Approval had been updated to conform to current standards, but no additional infrastructure requirements were added. There was one correction to Condition of Approval as presented in the staff report. Conditions of Approval P6 should have required 79 parking spaces rather than 92.

PUBLIC COMMENTS

- Mike Ali, applicant, spoke in support of the project.

END PUBLIC COMMENTS

DRAFT

Commissioner Evans asked staff for clarification on the status item on the original application and staff explained that the original application forms are not changed unless something in the review process requires that change.

Commissioner Whitten said if the change in the parking requirement was due to a change in the footprint size from the original application. Staff clarified that the overall footprint had not changed from the 23,056 sq. ft. stated in the original staff report, but that the leasable commercial portion was only 19,794 sq. ft. which accounted for the change in the parking requirement.

Commissioner Whitten asked about the time gap between the expiration of the prior extension and the application for a new extension, and also asked if the approval would be transferable with the sale of the property. Staff stated that it was the applicant's responsibility to track expiration dates, but that the expiration of an approval did not automatically revoke approval. Because the approval wasn't revoked, the applicant could still apply for an extension rather than reapply. Historically the town had done this to attempt to reduce unnecessary applicant processes. Staff also confirmed that the approval would transfer with the property if it was sold.

Commissioner Whitten expressed concern over noise from the commercial development encroaching on nearby residential areas. Staff stated that in this case the existing noise from the highway would exceed what would be created by the proposed development. Commissioner Whitten also commented that he hopes there will be more projects constructed rather than extended with the current upswing in the economy. The applicant stated that they intend to start the project within the next 18 months. Commissioner Whitten spoke in support of the project.

Commissioner Drozd spoke in support of the project.

Chair Bridenstine asked about the variance included in the original appeal. Staff said that the variance stood and did not require a time extension. Chair Bridenstine spoke in support of the project.

MOTION

Commissioner Whitten moved that the Planning Commission approve the Extension of Time for Site Plan Review, SPR 02-08 for an additional three (3) years, expiring on November 18, 2016. Commissioner McHenry seconded.

AYES: Commissioners Drozd, Evans, McHenry, Whitten and Chair Bridenstine
NOES: None
ABSTAIN: None

2. OVERVIEW OF THE GENERAL PLAN AND DEVELOPMENT CODE

Deputy Town Manager Stueckle provided the staff report. Staff provided a report outlining the purpose and contents of the General Plan and Development Code.

Commissioner Whitten asked staff if a phase map of the sewer project could be included on the Town website. Commissioner Whitten also asked about the General Plan Annual report. Staff said that it was a State mandated report and would probably appearing before the Planning Commission in March. Commissioner Whitten also asked about the work that still needed to be done on the Development Code. Staff confirmed that the Planning Commission would still need to work on drafting an updated sign code, and that they were waiting for direction from the Town Council on the Adult Oriented Business ordinance.

Chair Bridenstine suggested that they go into additional detail on the Development Code at a future meeting. Staff agreed.

PUBLIC COMMENTS

- None

END PUBLIC COMMENTS

MOTION

Commissioner Whitten moved that the Planning Commission receive and file the presentation.

AYES: Commissioners Drozd, Evans, McHenry, Whitten and Chair Bridenstine
NOES: None
ABSTAIN: None

CONSENT AGENDA

1. MINUTES

A request that the Planning Commission approves as submitted the minutes of the meetings held on January 13, 2015.

PUBLIC COMMENTS

None

END PUBLIC COMMENTS

MOTION

Commissioner Whitten moved that the Planning Commission approve the minutes of the meeting held on January 13, 2015. Commissioner Evans seconded.

AYES: Commissioners Drozd, Evans, McHenry, Whitten and Chair Bridenstine
NOES: None
ABSTAIN: None

DRAFT

COMMISSIONER REPORTS AND REQUEST:

Commissioner Drozd noted that the head of security at the high school had recently passed away and asked to keep her family in our thoughts.

Commissioner Evans thanked the veteran members of the Commission for their expertise and guidance, and thanked staff for their work.

Commissioner McHenry thanked staff for their work and diligence.

Commissioner Whitten thanked staff for their work, brought a graffiti incident to the attention of staff and noted that February is black history month.

Chair Bridenstine thanked staff and said she is looking forward to the review of the Old Town Specific Plan. She thanked the public for attending and welcomed the new Commissioners.

ANNOUNCEMENTS:

The next regular meeting of the Planning Commission is scheduled for February 24, 2015 at 6:00pm.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:24.

DRAFT

Respectfully submitted,

Allison Brucker
Secretary

Approved by the Planning Commission on _____, 2015.

DRAFT

PLANNING COMMISSION STAFF REPORT

To: Honorable Chairman & Planning Commission
From: Shane Stueckle, Deputy Town Manager
Diane Olsen, Planning Technician
Date: February 19, 2015
For Commission Meeting: March 10, 2015

Subject: 2014 General Plan Annual Report
Annual Housing Element Report

Prior Commission Review: None for this specific item. The Planning Commission receives the mandated General Plan Annual Report in the spring of each year.

Recommendation: That the Planning Commission receives and files the 2014 General Plan Annual Report and forwards the report to the Town Council.

Executive Summary Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress on its implementation. The report must then be filed with the State's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). This annual review addresses the January 1, 2014 through December 31, 2014 time period

Order of Procedure:

Request Staff Report
Request Public Comment
Commission Discussion/Questions of Staff
Motion/Second
Discussion on Motion
Call the Question (Roll Call Vote/Consent Agenda)

Discussion:

The Town adopted a comprehensive General Plan Update on February 04, 2014. The implementation section of the General Plan recommends the Town review the General Plan on an annual basis to evaluate implementation progress and to determine if changing conditions make minor adjustments to the Plan desirable.

The attached Annual Report addresses the Land Use and Housing Elements. In each section,there is discussion on the progress the Town has made on its implementation of the General Plan over the past year. In accordance with State requirements, Housing Element implementation is quantified.

Included with the report is the Annual Element Progress Report. There are several tables (Table A, A2, A3, B and C) required to be completed and submitted to the State. Table A2 does not apply for this review period as there were no units, rehabilitated, preserved or acquired which restricted the units to specific income levels Due to the absence of the

restrictions on all units constructed, the 18 units constructed are required by the state to be counted towards the "above moderate" income range and are reported in table A3. Table B demonstrates the number of units constructed during the current Regional Housing Needs Allocation (RHNA) Planning period. Table C is an evaluation of each Program in the Housing element and the status of the implementation of that program.

Alternatives: N/A

Fiscal impact: None

Attachments:

1. Annual Report
2. Tables A,B, C as required by the State

2014 GENERAL PLAN ANNUAL REPORT

BACKGROUND:

Each year, the Town of Yucca Valley reviews the development activity during the prior year and other programs that worked toward implementing the Town's General Plan. As a major component of this review, residential development activity is reviewed to determine the number and type of dwelling units completed during the year in order to comply with the State of California mandate to monitor the implementation of the Town's housing goals.

The Town of Yucca Valley Comprehensive General Plan is an official document that is adopted by the Town Council after significant public input and based upon a recommendation from the Planning Commission. The General Plan provides goals, policies, programs, and implementation strategies to guide development and redevelopment, and to preserve valued assets and resources.

Land Use Planning is mandated by the State of California, and has multiple components including long-range or comprehensive planning, current planning or development review, and environmental compliance with the California Environmental Quality Act. Land Use Planning processes are regulated by California law.

State law mandates that specific components are addressed within any comprehensive plan. These are termed "Plan Elements". The required Plan elements include:

Land Use
Circulation
Housing
Conservation
Open Space
Noise
Safety

The Town's General Plan addresses all of these components and other local considerations. It should be noted that the Housing Element must be updated every eight years. The Housing Element in place for the Town during this review period was approved by the Town Council on February 04, 2014. The Housing Element update was included in the overall General Plan Update discussed below.

State Law permits the General Plan mandated elements to be amended up to four times annually. The Town approved fifteen General Plan Amendments to the 1995 General Plan. Two general plan amendments to the County General Plan were approved following incorporation and prior to the adoption of the 1995 General Plan. There were no General Plan Amendments during this reporting period.

This report does not discuss every component of each Element, but it gives insight into

general land use activity and overall General Plan implementation.

DEVELOPMENT CODE UPDATE:

The Development Code and other regulations play a critical role in implementing the goals, policies, and programs of the General Plan; Specific Plans provide more detailed goals, policies and programs for a more limited, specifically-defined area within the Town's corporate limits.

A complete update of the Development Code was adopted by the Town Council in late 2014.

GENERAL LAND USE ACTIVITY

The following were major projects submitted and approved during 2014 calendar year:

CUP 02-14 Alkaradsheh–Submitted on July 15, 2014, this project is for the conversion of a restaurant to a restaurant /outdoor hookah lounge. The project was approved by the Planning Commission on August 12, 2014.

SPR 01-14 WJB Golf–Submitted on February 19, 2014, this project is for the rehabilitation of a previously existing golf course, the construction of a 3,000 square foot clubhouse and a maintenance facility. The project was approved by the Planning Commission on March 25, 2014.

SPR 02-14 Walbern Developments–Submitted on December 15, 2014, the project consists of 7,768 square feet of commercial space to include retail and quick serve restaurants. The project was approved by the Planning Commission on January 27, 2015.

There were no General Plan amendments requested or approved during 2014.The chart below lists the General Plan Amendments that have been requested since incorporation:

General Plan Amendments Since Incorporation				
DATE	CASE NO.	APPLICANT	PROJECT DESCRIPTION	STATUS
8/23/1993	GPA-01-93	KenLar Construction	Rezone from 4MRM to CO,	Approved
11/3/1993	GPA 02-93	Town of Yucca Valley	Rezone from RS18m to IN	withdrawn
11/3/1993	GPA 03-93		Rezone from RM4M to CO,	Approved
10/24/1996	GPA-01-96	Town of Yucca Valley	Section 11 Annexation	Approved
2/16/1999	GP-01-99	Banks Vaughn		Denied
2/15/2000	GPA 01-00	Town of Yucca Valley	Housing Element Update	Approved
05/30/2001	GPA 01-01	Leon Strand	Rezone R-HR to RL-5	Approved
06/14/2001	GPA 02-01	Barton Pedersen	Rezone R-HR to RL2.5	Approved
09/06/2001	GPA 03-01	Town of Yucca Valley	State Annual Report	Accept and file
03/07/2002	GPA 01-02	Tim Humphreville	RS -RM10 (RZ 01-02)	Denied
04/24/2002	GPA 02-02	Town of Yucca Valley	2001 Annual Report	Accept and file
02/28/2003	GPA 01-03	Bill Scholar	Rezone CG to RM	Approved
05/07/2003	GPA 02-03	Cole Stillwell	Rezone RL to CG	Approved
02/25/2004	GPA-01-04	Danmark Dev	Rezone RS-2 to RS-3.5	Approved
	GPA 02-04	Town of Yucca Valley	Rezone RL-1 to RS-3.5	Approved
12/08/2004	GPA-01-05	TYV	Land use designation changes	Approved
04/07/2005	GPA 02-05	Neighborhood Housing Group	Rezone RL-1 to RM-8	Approved
07/11/2005	GPA 03-05	Century Homes		withdrawn
08/10/2005	GPA-04-05	Randy Werner	Rezone R-HR to RL-5	Approved
03/10/2006	GPA-01-06	Bill Shack	Rezone RL-5 to RS-3.5	Approved
12/07/2006	GPA-02-06	Specialty Homes	Rezone	Approved
12/13/2006	GPA-03-06	Nickolas Ventures	Rezone to RM -10	withdrawn
	GPA 01-07	TYV	Old Town Specific Plan	Approved
12/18/2007	GPA 02-07	Chris Paolini	Rezone RL-1 to RS-2	Approved
03/20/2008	GPA 01-08	Curtis McGrew	Rezone R-HR to RL	Approved
01/19/2009	GPA 01-09	Town of Yucca Valley	Housing Element Update	Approved
07/01/2011	GPA 01-11	Town of Yucca Valley	Comp General Plan Update	Approved

The following chart shows the tentative tract maps that have been approved since incorporation. Those with an asterisk have proceeded through the final map process and been recorded. The Town did not receive any Tentative Tract Map applications in 2014.

SYNOPSIS OF TENTATIVE TRACT MAPS

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	TOTAL# OF LOTS	# OF VACANT LOTS
APPROVED PROJECTS					
02/28/2003	TM 16471*	Bill Scholar	Desert Vista Village E. of Palm, S of Pine	106	68
09/05/2003	TTM 16649	40 Villas LP	NE corner of Camino del Cielo and Martinez	34	34
02/25/2004	TM 16587*	Danmark Development	S of Mountain View between Acoma and Church	57	41
04/01/2004	TM 16786*	De Silva	Vera Lane west of Joshua Lane	4	4
04/16/2004	TM 16957*	Bob Stadum	E side of Acoma 1 parcel N of Joshua Drive	34	34
09/13/2004	TTM 16787	Rondel Ent.	W of SR247 S of Castro	54	54
09/13/2004	TTM 16733	Arthur Schultz	S of Santa Barbara E & W of Indio	17	17
10/29/2004	TM 17240*	Leon Strand	Santa Barbara between Balsa and Emerson	4	3
12/13/2004	TM 17328*	Yucca Estates	SW corner of Yucca Tr. And Emerson	17	17
06/14/2005	TTM 17633	Burnt Mtn Haciendas	SW corner of Palomar and Onaga	61	61
01/27/2006	TTM 17476	SILVATEX,INC	N of Paxton 1 parcel E of Imperial	43	43
08/22/2006	TTM 18011	Specialty Homes	SE Corner of Cholla Ave. and Joshua Dr.	8 1 remain	8
03/10/2006	TTM 17862	Copper Hills Homes	NE corner of Sage Ave and San Andreas	107	107
06/15/2007	TTM 17985	Fred Golestani	NE corner of Palomar Ave and Juarez Dr	20	20
12/18/2007	TTM 18418	Pueblo Mesa	NE corner of Sage Ave and Golden Bee Drive	142	142
12/23/2009	TTM18773	Beverly Lucas	SW corner of Cholla Ave and Carlyle Dr.	60	60
		TOTAL # OF APPROVED LOTS		768	
		TOTAL # OF VACANT LOTS			713

Since incorporation there have been six tract maps that have recorded. They are:

1. Tract Map 16471 Desert Vista Village
2. Tract Map 16587 Mesquite 55
3. Tract Map 16786 Da Silva
4. Tract Map 16957 Living Space
5. Tract Map 17240 Strand
6. Tract Map 17328 Yucca Valley Estates

The following chart shows all of the Tentative Parcel Maps that have been approved since incorporation. The Town received one Tentative Parcel Map application in 2014.

SYNOPSIS OF TENTATIVE PARCEL MAPS

APPLICATION DATE	CASE NO.	APPLICANT	LOCATION	TOTAL # OF LOTS	# OF VACANT LOTS
APPROVED PROJECTS					
08/24/1992	PM 14325	Leonard Malin	SW corner Sunnyslope Dr and Warren Vista Ave	2	1
10/26/1993	PM 14602	Robert Smith	SE corner of Yucca Tr and Valley Vista Ave	3	2
08/24/1994	PM 14722	Alan Petty	SW corner Dulce Ave and Santa Barbara Dr	4	4
10/27/1998	PM 15202	Tom Humphreville	NW corner Country Club Rd and Quemada Tr	2	0
05/30/2001	PM 15708	Leon Strand	SE corner Balsa Ave & Terbush	4	2
04/05/2004	PM 16561	Copper Hill Homes	W side of Selecta Ave N of Juarez Dr	2	0
12/10/2004	PM 17012	Andora Sprecher	SW corner Jemez Tr and Mountain View Tr	4	4
03/24/2005	PM 17093	Paul Cook/Jean Smith	SW corn Cortez and Dulce	4	4
06/28/2005	PM 17221	Ted Philips/Janet Grace	NE corner Warren Vista and Santa Barbara	4	4
06/20/2006	PM 18056	Mark Melby	NE corner of Cholla Ave and Buena Vista Dr	4	4
08/15/2006	PM 18321	Marcos Ocequeda	Borrego Tr and Papago Tr	2	2
09/25/2006	PM 18009	Robert & Amelia Smith	SW corner Yucca Tr and Valley Vista	2	2
10/06/2006	PM 17784	Phyllis Haley	corner of Balsa Ave and Vaduz Ave	2	2
03/06/2007	PM 18349	Dawn Rowe	NE corner Emerson Ave and Vera Lane	2	2
04/20/2007	PM 18472	Steve Inverno	NW corner Camino Del Cielo and Onaga Tr	2	2

06/01/2007	PM 18759	Helen Holloway	S of Griffis Rd, east and west of SR 247	2	2
09/27/2007	PM 18818	Curtis McGrew	7953 Valley Vista	2	1
03/20/2008	PM 18967	Curtis McGrew	south end of Valley Vista, east side of street	4	3
07/07/2011	PM19288	Mark Stevens	7090, 7110, 7140 Plasse	3	0
01/22/2014	TPM	Nasland Eng	29 Palms Hwy, east of Avalon Ave	3	0
			TOTAL # OF APPROVED LOTS	57	
			TOTAL # OF VACANT LOTS		41

COMPREHENSIVE GENERAL PLAN LAND USE ELEMENT

The Land Use Element is interconnected to all other elements of the General Plan, affecting the need for resources, infrastructure, jobs, housing, and public services and facilities. The purpose of the Land Use Element is to provide a comprehensive depiction of land use allocation and distribution throughout Town. The Land Use Element is commonly emphasized, due to its ties with all other Elements of the General Plan.

One program of the Land Use Element of the original General Plan was to have the zoning map consistent with the General Plan Land Use map and updating simultaneously with each General Plan land use Amendment. As part of the General Plan Update, the Town has changed has to a two map system.

During the last reporting period, there were no General Plan Amendments. As indicated under the General Land Use Activity section, there have been only seventeen General Plan Amendments since incorporation; two of these were made to the County General Plan prior to the adoption of the 1995 General Plan. The requests were received in 1993, 1996, 2001, 2003, 2004, and 2005, 2006, 2007, 2008 and 2009.

Yucca Valley does not typically experience a high level of development from large-scale projects and continues to have a slower growth rate in comparison to other southern California communities. This fact is highlighted by the fact that approximately 1,793 single-family residential dwellings have been permitted in the Town over a 22 year period (June 1992 to December 31, 2014). In addition the California Department of Finance estimates the population change between January 1, 2013 and January 1, 2014 at 0.5%. This slow growth rate is due to the national and regional economies, and the fact that Yucca Valley is a bedroom community to the Coachella Valley as well as a retirement community. Only during 2002-2006 was there a substantial increase in single family residential construction.

For Calendar year 2014, 18 new single family homes were permitted. The Southern California Association of Governments (SCAG) through their RHNA process is projecting an approximate one percent growth rate annually for the Town of Yucca Valley over the

next 22 years.

COMPREHENSIVE GENERAL PLAN
HOUSING ELEMENT

HISTORICAL HOUSING UNITS:

The purpose of the Housing Element is to provide a comprehensive planning approach for the housing needs and to set policies and programs that will enable the Town to reach its defined housing goals. Housing goals are based on a Regional Housing Needs Assessment (RHNA), developed by the Southern California Council of Governments (SCAG). The following identifies the RHNA allocation to the Town of Yucca Valley for the next SCAG planning period.

2014-2021 RHNA:

Income Category	Number of Units
Lower Income:	358
Moderate Income:	172
Above Moderate Income:	400
Total	930

The following chart lists the numbers of single and multi-family building permits issued during the fiscal years listed.

	SFR	MFR
91-92	16	
92-93	31	
93-94	13	
94-95	24	
95-96	11	
96-97	6	
97-98	21	
98-99	44	
99-00	54	
00-01	82	
01-02	118	
02-03	188	
03-04	353	4
04-05	384	4
05-06	244	13
06-07	99	2
07-08	36	2
08-09	7	0
09-10	11	0
10-11	2	0

11-12	13	0
12-13	2	75
13-14	16	0
14-15	10	0

As the above chart shows, the number of new single building permits peaked in the 2004-2005 fiscal year and has been in decrease each year since. It should be noted that the numbers above are fiscal year, whereas the numbers included in the technical report to be submitted to the state are based upon calendar year.

Specific actions and expenditures during this reporting period include the following.

LEASE OF AGENCY DUPLEXES:

The Successor Agency to the former Yucca Valley Redevelopment Agency continued to lease the five duplex structures to Unity Homes. The duplexes provide housing to ten very low and low to moderate income families. Presently six units are occupied as of January 31, 2015.

SENIOR HOUSING PROJECT:

The Town approved the Yucca Valley Senior Housing project on May 17, 2011. The project received tax credits in fall of 2012. Building permits were issued on March 27, 2013 and the project was completed in December of 2014. This project includes 74 age and income restricted housing units.

REVIEW OF GOVERNMENTAL CONSTRAINTS ON HOUSING:

The Town of Yucca Valley has relatively low constraints on housing. This fact is exemplified by the following.

1. Single family residential development requires no architectural review, or any other governmental process, other than the standard Building & Safety Plan Check and field inspection process;
2. The building permit and plan check fees were increased in March 2005 which had not been amended since incorporation of the Town of Yucca Valley in 1991. Per square foot residential valuation remains $55.18 per square foot for living area.
3. There are no constraints that hinder the development and construction of affordable housing within the Town of Yucca Valley.
4. Repair and rehabilitation of housing units within the Town is not regulated, except through the Uniform Building Codes. There is no requirement for architectural review, design review, or any other entitlement process for the repair and/or rehabilitation of housing units within the Town.
5. Architectural/Site Review processes are included within the entitlement process for new multi-family development projects, and no additional time frames or costs are associated with review of these projects

6. Standard building plans are reviewed within ten business days. Engineered plans may take up to 15 business days to review.
7. The Town Council has reduced the impact fee for all new Infill Single Family Residences to $2,569.

During the reporting period, issues remained regarding the continued use of septic systems and their impact on water quality. Discussions have continued to take place between the Hi-Desert Water District, Regional Water Quality Board, and the Town. The Regional Water Quality Board has required that Phase One of the HDWD sewer system be operational by 2016. The Hi Desert Water District is working to meet this goal.

REGIONAL HOUSING NEEDS BY INCOME:

The Town of Yucca Valley uses Department of Housing and Urban Development income criteria for San Bernardino County area in determining eligibility for affordable housing programs.

San Bernardino County Income Limits 2014										
FY 2014 Income Limit Area	**Median Income**	**FY 2014 Income Limit Category**	**1 Person**	**2 Persons**	**3 Persons**	**4 Persons**	**5 Persons**	**6 Persons**	**7 Persons**	**8 Persons**
		Extremely Low Income	12,750	15,730	19,790	23,850	27,910	31,970	36,030	40,090
San Bernardino County	**$60,700**	Very Low Income limit	21,250	24,300	27,350	30,350	32,800	35,250	37,650	40,100
		Lower Income limit	34,000	38,850	43,700	48,550	52,450	56,350	60,250	64,100

The Town of Yucca Valley's adopted and State approved Housing Element indicates the Town's share of regional housing needs is outlined as follows. The Town has updated its

Housing Element, which was approved by the Town Council on February 04, 2014. As part of the updated Housing Element the RHNA numbers are listed below.

The housing needs figures below reflect the figures for the current SCAG/SANBAG planning period of 2014-2021.

Income Category	2014-2021 Number of Units
Low Income:	358
Moderate Income:	172
Above Moderate Income:	400
Total	930

For the 2014 (calendar year) review period, 18 building permits for single family units were issued.

ACTIONS TO IMPLEMENT THE GENERAL PLAN ELEMENTS:

During the reporting period, development proposals of all types have been reviewed and conditioned so they conform to applicable policies of the Comprehensive General Plan.

CONCLUSION:

The Development Code is the primary tool for implementing the General Plan. At the May 26, 2009 Town Council meeting authorization was given to begin the process of a Development Code Update. The Development Code Update was adopted by the Town Council in late 2014.

It is a goal of the Town to establish a safe, attractive community with appropriate infrastructure for area residents, business owners, and visitors. With proper tools, this goal is attainable.

END OF ANNUAL REPORT

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Town of Yucca Valley

Reporting Period 1/1/2014 - 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
N/A								0			
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	18	18				
(10) Total by income Table A/A3 ► ►						18	18				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Town of Yucca Valley

Reporting Period 1/1/2014 - 12/31/2014

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

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Reporting Period 1/1/2014 - 12/31/2014

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	18					18	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction Town of Yucca Valley

Reporting Period 1/1/2014 - 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2014	2015	2016	2017	2018	2019	2020	2021		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
Very Low	Deed Restricted	0											
	Non-deed restricted												
Low	Deed Restricted	358											358
	Non-deed restricted												
Moderate	Deed Restricted	172											172
	Non-deed restricted												
Above Moderate		400	18						0			18	382
Total RHNA by COG. Enter allocation number:		930	18						0			18	912
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT
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Jurisdiction Town of Yucca Valley

Reporting Period 1/1/2014 - 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
Program H1-1	Maintain an inventory of all vacant land suitable for residential development to ensure adequate capacity to meet the Regional Housing Neeeds Assessment	Annually	Included in the Housing Technical Report of the General Plan update
Program H1-2	Adopt the Corridor Residential Overlay, Mixed Use-Town Center, and Mixed Use-Civic Center land use designations in the General Plan and development standards in the Development Code to encourage and facilitate housing types up to 25 dwelling units per acre	In progress as part of General Plan and Development Code updates; adopt in FY2013/2014	Adopted in 2014 as part of the General Plan update.
Program H1-3	Monitor building capacity of all sites within specific plans listed in the Land Inventory to help ensure that adequate lower income capacity is maintained throughout the planning period.	Annually	No permits were issued in 2014 in the Old Town Specific Plan Area, therfore the building capacity has not changed.
Program H1-4	Encourage housing types that address the housing needs of small, lower income households by continuing to permit second units by right in single-family detached residential-only zones and single room occupancy units through a conditional use permit in the Industrial zone.	Ongoing	Regulations were adopted in 2014 as part of the Development Code update
Program H1-5	Continue to allow emergency shelters by right, with approval of a Special Use Permit, in the Industrial zone. Transitional and supportive housing shall be subject to only those restrictions that apply to other residential uses in the same zone. This is in accordance with Government Code Section 65583(a)(7).	Ongoing	Regulations were adopted in 2014 as part of the Development Code update
Program H1-6	Provide technical assistance to facilitate lot consolidation in the Old Town Specific Plan area and seek oppurtunities to streamline the approval process.	Ongoing	No applications for Lot Mergers were submitted in 2014 for the Old Town Specific Plan Area

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Jurisdiction Town of Yucca Valley

Reporting Period 1/1/2014 - 12/31/2014

Program H1-7	Encourage applicants of new multifamily and single-family attached projects to include units with two or more bedrooms to accommodate the housing needs of Yucca Valley families. Raise awareness of this need through pre-application meetings and through the Town's website.	Update the website by June 2014.	No applications for multifamily or single family attached projects were submitted in 2014
Program H1-8	Require multifamily projects with 16 or more units to provide an on-site property manager, per Government Code Section 65582.2.	Ongoing	No applications for multifamily projects were submitted in 2014
Program H2-1	Concentrate highter density residential development opportunities in proximity to public transit, public facilities, the first phase of wastewater service and commercial uses. This wll create an accessible and convenient living environment for seniors, persons with disabilities, and lower income families.	In progress as part of General Plan and Development Code updates; adopt in FY2013/2014	Adopted in 2014 as part of the General Plan update and the Development Code update.
Program H2-2	Encourage developers of affordable or age-restricted housing to confer with local public transporation providers to ensure adequate service to the project area as feasible.	Ongoing, consultation typically occurs in the pre-application meeting	No applications for affordable or age-restricted projects were submitted in 2014
Program H2-3	Update the Development Code to require that new housing projects, including affordable and age-restricted projects, have adequate public improvements, including infrastructure and paved streets and sidewalks.	In progress as part of General Plan and Development Code updates; adopt in FY2013/2014	Regulations were adopted in 2014 as part of the Development Code update
Program H2-4	Provide local water and wastewater service providers with a copy of the Housing Element to inform them of local housing goals. Water and wastewater service of affordable housing projects is a priority, per Government Code Section 95589.7	Upon Housing Element adoption	The Housing Element was provided to HDWD upon adoption
Program H2-5	Encourage the use of LEED design principles and other energy efficiency programs to lower energy costs for residents in the long term. Applicants shale be encouraged to use LEED principles in their designs during the pre-application meeting and application review process.	On a project by project basis, consider codifying opportunities for LEED design in the Development Code Update.	No applications for Tract Maps were submitted in 2014

ANNUAL ELEMENT PROGRESS REPORT
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Reporting Period 1/1/2014 - 12/31/2014

Program H2-6	Maintain a Planned Residential Development (PRD) permit ordinance which allows flexibility in development standards to encourage housing construction while preserving natural resources.	Ongoing	Regulations were adopted in 2014 as part of the Development Code update
Program H2-7	Continue to enforce Town Codes on property development and maintenance. Use the Code Enforcement program as the primary tool for bringing substandard housing units into compliance and for improving overall housing conditions in Yucca Valley.	Ongoing	The Code Compliance Division continues to monitor substandard housing with Town limits
Program H2-8	Encourage the formation of neighborhood watch programs to promote safety in residential areas.	Ongoing	The Town supports the expansion of neighborhood watch programs
Program H3-1	Continue to seek additional financial resources, including Low Income Housing Tax Credits, for the construction of select deed-restricted affordable housing projects.	Ongoing	No applications were submitted in 2014 for affordable housing projects.
Program H3-2	Continue to update the Density Bonus Ordinance (when amended by the state) to incentivize affordable housing.	Ongoing	Regulations were adopted in 2014 as part of the Development Code update
Program H3-3	Maintain membership in the San Bernardino County Urban County Consortium to participate in the County's efforts to obtain federal funding for affordable housing and community development.	Ongoing	The Town continues to be a member of the San Bernardino County Urban County Consortium
Program H3-4	Coordinate with the San Bernardino County Housing Authority to ensure that Section 8 housing assistance, an important resource for lower income households, is provided in Yucca Valley.	Annually, as part of the HCD Annual Report preparation process	This information is available to the public on the Town's website and at Town Hall
Program H3-5	Assist qualified developers, nonprofit organizations, and agencies in the preparaton of applications for county, state, and federal housing grants and loans for the construction of lower and moderate income housing in Yucca Valley. The Town shall proecess requests that require supportive documentation within 30 days of receipt.	Ongoing	No applications were submitted in 2014 for low or moderate income projects.
Program H3-6	Distribute San Bernardino County lower and moderate income rental housing and homebuyer assistance program information at Town Hall and on the Town's website.	Ongoing	This information is available to the public on the Town's website and at Town Hall

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Town of Yucca Valley

Reporting Period 1/1/2014 - 12/31/2014

Program H4-1	Facilitate the preservaton of any deed-restricted affordable housing units by notifying the San Bernardino county Housing Authority and other qualified entities. The town will be resonsible for monitoring at-risk projects on an ongoing basis and will provide relevant information to tenants and the community as needed.	Ongoing, track throught the Annual Report to HCD	There are no at risk, deed restricted affordable housing units with the Town limits
Program H4-2	Continue to distribute the County of San Bernardino's materials for developers and low income households which detail the programs available to both parties for assistance in the development and rehabilitation of low income housing. Materials will be available at Town Hall and online.	Ongoing	This information is available to the public on the Town's website and at Town Hall
Program H4-3	Continue to regulate the conversion of mobile home parks to permanent housing by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.	Ongoing	No applications were submitted in 2014 for the coversion of mobile home parks
Program H4-4	Seek new funding sources to continue the Home Rehabilitation Program to enable lower income and senior households to maintain and rehabilitate their homes. Once funding has been secured, the program shall be advertised on the Town's website and at Town Hall, the Community Center, the Library, and local churches and social service agencies.	Ongoing, program was previously funded through the Redevelopment Agency	The Town contines to monitor new funding sources for housing projects
Program H5-1	Refer local fair housing complaints to the Inland Fair Housing Mediation Board, which provides landlord and tenant conflict resolution and other fair housing services.	Ongoing	The Town contines to refer any housing complaints to the Indan Fair Housing Mediation Board through the Code Compliance Division
Program H5-2	Continue to distribute fair housing information from the San Bernardino Housing Authority, Inland Fair Housing Mediation Board, San Bernardino county Community Housing Resource Board, or other appropriate agency, at Town Hall, other public facilities, religious institutions, and on the Town's website.	Ongoing	The information is available to the publlic on the Town's website and at Town Hall
Program H5-3	Continue reasonable accommodation procedures to accommodate modifications to land use, zoning, and permitting processes to provide more housing options for people with disabilities.	Ongoing	Regulations were adopted in 2014 as part of the Development Code update

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction Town of Yucca Valley

Reporting Period 1/1/2014 - 12/31/2014

Program H5-4	Continue to enforce the Fair Housing Act, which sets forth accessibilitiy standards for multifamily projects with four or more units.	Ongoing	The Town contines to enforce the Fair Houisng Act through Building Division requirements

General Comments:

Please see attached General Plan Annual Report.

PLANNING COMMISSION MEMO

To: Honorable Chairman & Commissioners
From: Diane Olsen, Planning Technician
Date: March 02, 2015

Subject: Private Land Development Report

Recommendation: That the Planning Commission receive and file the report.

Discussion: The following information is provided to update the Planning Commission on the status of private land development project applications.

Projects to be Scheduled for Future Planning Commission Hearings:

Conditional Use Permit, CUP 01-15 Hope Academy
A proposal to establish a 14,166 square foot school, grades K thru 12, in the Town Center Mall. The proposal includes ten classrooms and a multi-purpose room. The property is located at 57725 29 Palms Hwy, east of Warren Vista Ave.

Status:
The application is currently under review by staff.

Site Plan Review, SPR 01-13 Billings Rock and Sand
A proposal for the development of a rock, sand and gravel yard, to include the use of automotive service/repair. The property is located at 55525 Yucca Trail. The project was approved by the Planning Commission on August 08, 2014 for a rock, sand and gravel yard. The project was appealed to the Town Council and was returned to the Planning Commission for further review, in conjunction with review of the Old Town Specific Plan.

Status:
The project is scheduled for the Planning Commission meeting of March 24, 2015

Conditional Use Permit, CUP 01-14 Spectrum/Verizon
A proposal to install a 65 foot cell tower, disguised as a pine tree, located on Primrose Drive, west of Airway Avenue.

Status: The project is scheduled for the Planning Commission meeting of April 14, 2014.

Variance, V 01-13 Abell
A request to allow an accessory structure larger than what is permitted by the Development Code. The project is located 58272 Buena Vista Drive.

Status: The application is currently under review.

Projects approved by the Planning Commission:

Site Plan Review, SPR 02-14 Walbern Development
A request for approval for the construction of a 7,768 square foot commercial building to include retail space and quick serve restaurants. The project is located on 29 Palms Hwy, in front of the Home Depot site.

Status: The project was approved by the Planning Commission on January 27, 2015.

Tentative Tract Map 17862 Sage Estates

The project involves the subdivision of approximately 63.4 acres into 107 single family lots.. The project also includes 4.68 acres of parks and open space, a sewer treatment plant, and public streets. The proposed project is located at the southeast corner of Golden Bee and Sage Avenue.

Status:
Lot Line Adjustment (LLA-01-14): Currently under Second Plan Check;

Final Map 17862(FM 02-14): Sent to engineer of record on December 23, 2104;

Street Improvements (SI-01-14): Sent to engineer of record on December 23, 2104;

Grading Plan (GP-05-14): Sent to engineer of record on December 23, 2104;

Offer of Dedications: Received on February 26, 2015 and currently under plan check review.

Marrone Parcel Map 19392
The project involved the subdivision of approximately 1.1 acres into two commercial parcels of 0.49 acres and 0.64 acres. The project is located on Cherokee Trail between Yucca Trail and Coyote Trail. This project was approved by the Planning Commission on August 28, 2012

Status:
The application was received on February 25, 2015 and currently under plan check review.

Street Vacation, SV-01-14:
Proposal to vacate an easement on the southeast corner of Sage Avenue and Hidden Gold Drive. The easement is a ten feet (10') by one-hundred-thirty-two feet (132') portion of Sage Ave and extending in it's entirely from the north to south property lines.

Status: At the meeting of January 13, 2015, the Planning Commission recommended approval to the Town Council.

Projects under review or approved by staff:

Tabor Lot Merger (LM-01-14)
Proposal to merge two lots of 0.61 acre each into one parcel. The property is located on Barberry Avenue, south of Onaga Trail.

Status:
The application was received on February 25, 2015 and currently under plan check review.

Hurwitz/Lundgren Lot Line Adjustment (LLA-02-14)
Proposal to adjust the lot line between two parcels of 12.5 and 20 acres, and create two parcels of 17.5 and 15 acres respectively. The property is located on Acoma Terrace Trail.

Status:
The application was received on February 15, 2015 and currently under plan check review

Land Use Compliance Review, LUCR 01-14 Family Chiropractic
An approval for a 620 square foot conversion of an existing patio into a therapy room. No plans have been submitted to the Building and Safety Division.

Status: The project was approved by staff on December 01, 2014.

Sign Permit, SP 15-14 Hawks Landing
Approval for the installation of a 15 square foot monument sign, a 3 square foot directional sign, a 42 square foot wall sign and a 0.75 square foot wall sign.

Status: The project was approved by staff on December 08, 2014.

Projects in Plan Check or Under Construction

Dr Brown
Tenant improvement to convert an existing medical office into a dental office. The property is located at 57340 29 Palms Hwy, east of Old Woman Springs Rd.

Status: The improvements are currently under construction.

Taco Shop
Tenant improvement to convert an existing commercial space to a restaurant. The property is located at 57552 29 Palms Hwy (Vons Center).

Status: Building plans were approved by the Building and Safety Division on December 04, 2015, but building permits have not been issued.

2 Guys Pies
Tenant improvement to convert an existing commercial space to a restaurant. The property is located at 56969 Yucca Trail, Ste A.

Status: Building plans were submitted on February 09, 2015 and are currently under review by the Building and Safety Division.

Warren Vista Center
Tenant improvement and expansion of an existing doctor office. The property is located at 57675 29 Palms Hwy.

Status: The improvements are currently under construction.

Hawks Landing at Blue Skies
Rehabilitation of an existing golf course and the construction of a 3,000 clubhouse. The property is located at 55100 Martinez Trail.

Status: The project received a temporary certificate of occupancy on the clubhouse, not to include the kitchen, on February 24, 2015.

Ross Department Store
Tenant Improvement of the former Rite Aid building. The property is located at 57646 29 Palms Hwy.

Status: The project received a final inspection on March 02, 2015.

Mesquite 55 Housing Development
The property is located on Acoma Trail, south of Navajo Trail.

Status: There are currently four active building permits for the subdivision.

Desert Vista Village Housing Development
The project is located on Palm Ave, south of 29 Palms Hwy.

Status: There are currently eleven active building permits for the subdivision

Hi Desert Medical Center Behavioral Health Clinic
A tenant improvement of a 7,481 square foot building located at 57047 29 Palms Hwy.

Status: The project received a final inspection on January 08, 2015.

Joshua Springs Calvary Chapel
Parking lot expansion and construction of a 750 square foot restroom. The property is located at 57373 Joshua Lane

Status: The construction of the restroom facility is complete and the parking lot improvements are under construction.

Valley Community Chapel.
The project is for the addition of a walkway and ramp to access the second story. The project is located at 59025 Yucca Trail.

Status: The applicant is currently redesigning the project.

Other Projects

Conditional Use Permit, CUP 03-14 Ortega
A request for approval of a recycling center located at 4757 Old Woman Springs Road.

Status: The applicant did not submit the additional materials required and the application has been deemed abandoned and closed.

Variance, V 01-14 Castillo
A request to allow an accessory structure larger than what is permitted by the Development Code. The property is located at 7018 Grand Ave.

Status: The application has been closed out by the Town due to code compliance

violations on the site.

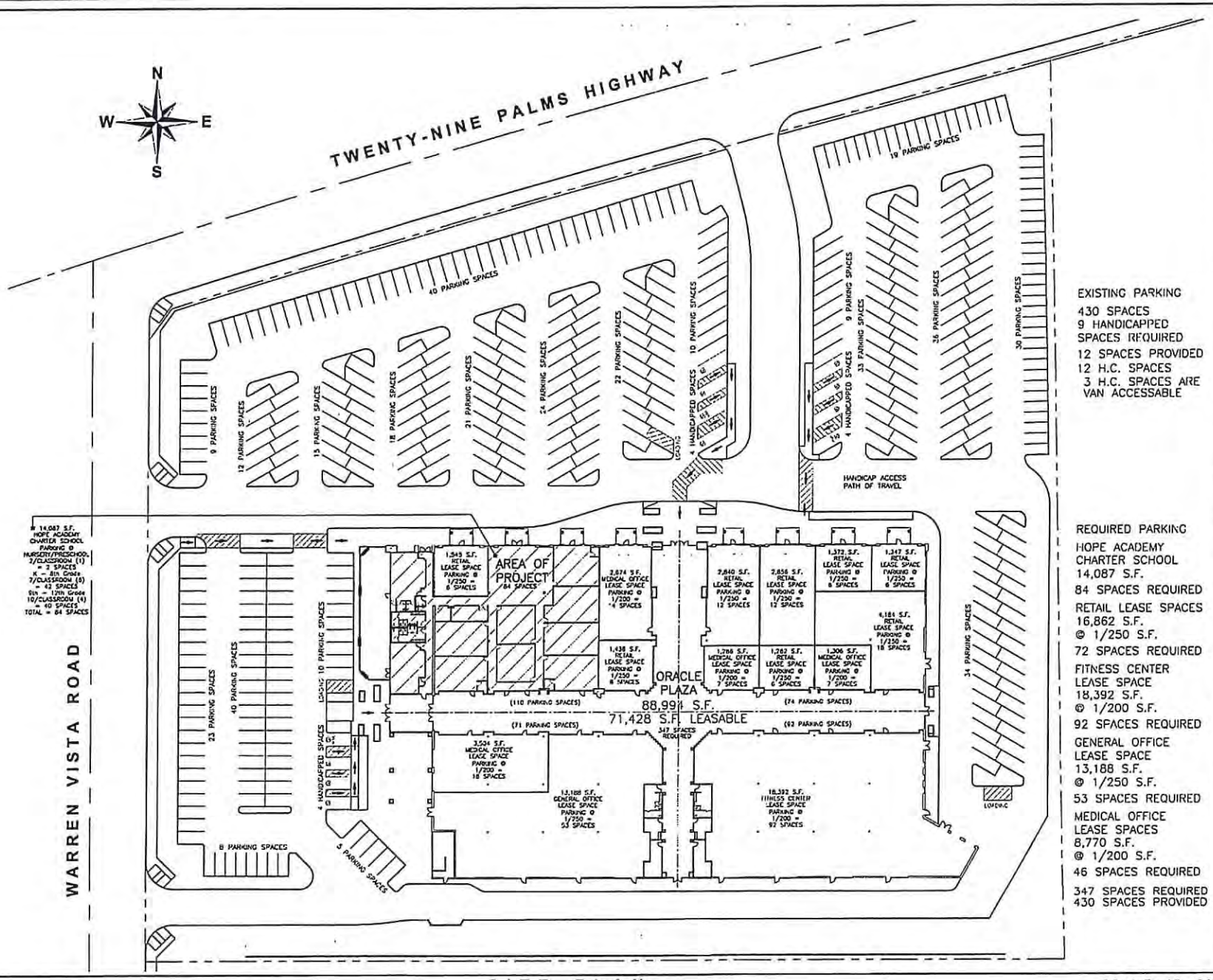
Hi Desert Propane
A non-permitted commercial propane tank was installed on a property on Old Woman Springs Rd.

Status: Staff will be meeting with the applicant to discuss the requirements for a Conditional Use Permit.

Yucca Valley RV Park
The RV park located at 55408 29 Palms Hwy was expanded by four spaces without benefit of permit, to include connection to the septic system. The plumbing connections will be removed and the applicant will be submitting an electrical analysis to verify adequate service for the additional spaces.

Status: The property owner will be submitting a Conditional Use Permit application in the near future to legalize the expansion.

Attachments:
Site Plans for each project



EXISTING PARKING
430 SPACES
9 HANDICAPPED SPACES REQUIRED
12 SPACES PROVIDED
12 H.C. SPACES
3 H.C. SPACES ARE VAN ACCESSABLE

REQUIRED PARKING
HOPE ACADEMY CHARTER SCHOOL
14,087 S.F.
84 SPACES REQUIRED
RETAIL LEASE SPACES
16,862 S.F.
@ 1/250 S.F.
72 SPACES REQUIRED
FITNESS CENTER LEASE SPACE
18,392 S.F.
@ 1/200 S.F.
92 SPACES REQUIRED
GENERAL OFFICE LEASE SPACE
13,188 S.F.
@ 1/250 S.F.
53 SPACES REQUIRED
MEDICAL OFFICE LEASE SPACES
8,770 S.F.
@ 1/200 S.F.
46 SPACES REQUIRED
347 SPACES REQUIRED
430 SPACES PROVIDED

SITE PLAN

SCALE: 1" = 30'

PROJECT: HOPE ACADEMY CHARTER SCHOOL
Applicant: R.E.M. Builders, Inc.
P.O. Box 1958
Apple Valley, California 92307
(760) 247-0152 Fax (760)247-4486

GENTRY/SELBY
ARCHITECTURE / DESIGN
DENNIS GENTRY – LICENSED ARCHITECT
13000 BILL ROAD BUILDING 10 Suite 10
Apple Valley, California 92308
Phone (760)247-3178 FAX (760)247-0668

DATE: 2-12-2015
JOB #: 14-541
DRAWN BY: dennis gentry
CHECKED BY:
CONST. ENGR.:

No.	Date	REVISIONS

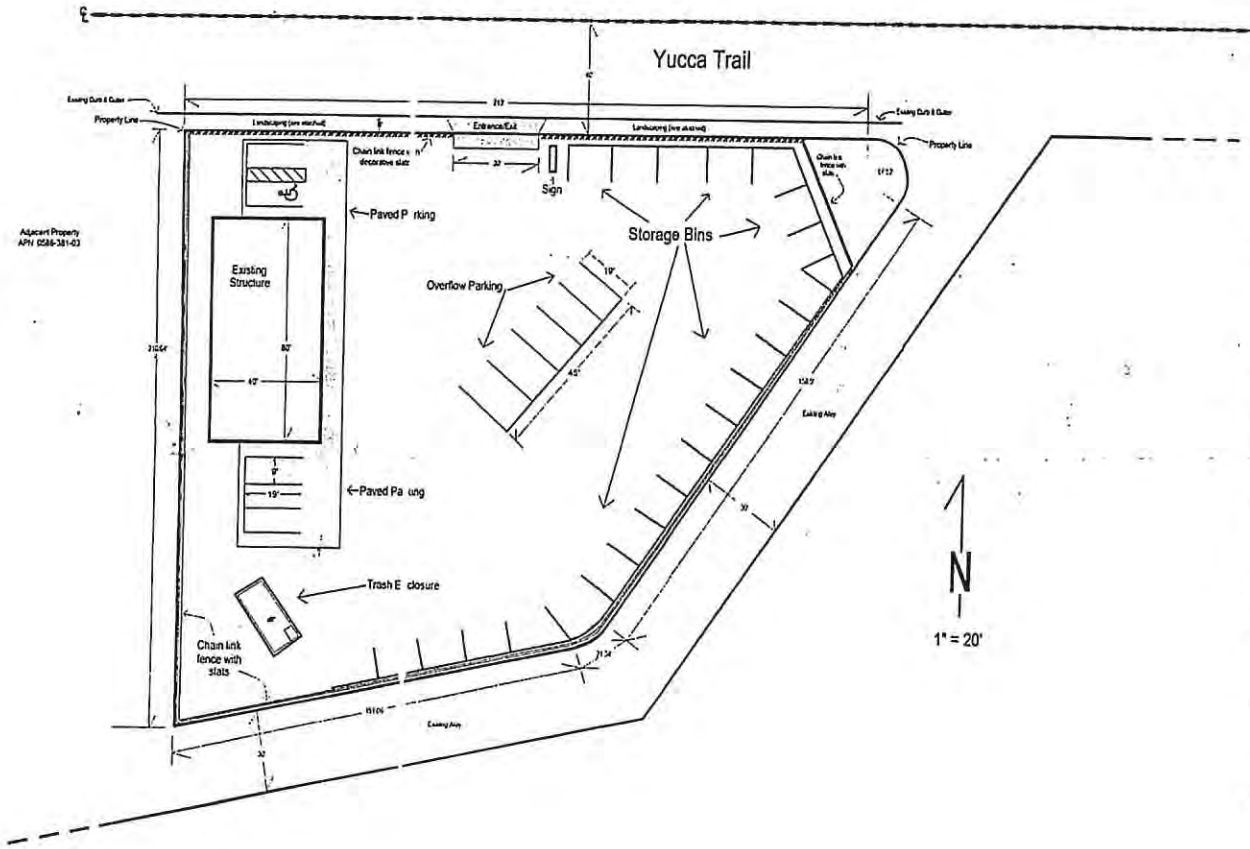
SHEET NO.
SITE

Billings Transfer, Inc.

55525 Yucca Trail
APN 0586-381-04

Site Plan Review

Prepared for:
Town of Yucca Valley Planning Commission
Change of Use - Sand/Gravel/Rock storage and sales facility



Project Description

Applicant Robert Billings of Billings Transfer, Inc proposes a change of use to utilize the existing structure and property for storage and sales of rock, sand, gravel, boulders and similar construction materials. Materials offered for sale will be stored in the storage bins shown on the site plan.

Landscaping, as shown on the attached landscape plan, will be placed along the Yucca Trail frontage and will consist of a combination of drought tolerant plants and plant sculptures

Decorative fence materials will also be placed along the Yucca Trail frontage to complement the landscaping. Chain-link fencing with slats will provide visual relief around the perimeter of the property as shown on the site plan.

A total of ten (10) customer parking spaces will be provided, five (5) paved parking spaces and five unpaved spaces, as shown on the site plan. One (1) space will be handicap accessible per the requirements of the Americans With Disabilities Act (ADA).

Applicant:
Billings Transfer, Inc.
P. O. Box 314
Yucca Valley, Ca 92286
billingstransfer@yahoo.com

Property Owner:
Joel Hughes

Project Site:
55525 Yucca Trail
Yucca Valley, CA 92284
South side of Yucca Trail, west of Hopi Trail

Zoning/General Plan Designation:
Site: OT/C
North: OT/C
South: OT/C
East: OT/C
West: OT/C

Adjacent Uses:
North: Vacant
South: Self-storage
East: Recycling Center
West: Rock/Sand Sales

Site Plan Prepared by:
Robert Billings
P.O. Box 314
Yucca Valley, CA 92286

Prepared July 10, 2013
First revision October 3, 2013
Second revision October 29, 2013

verizon wireless

15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

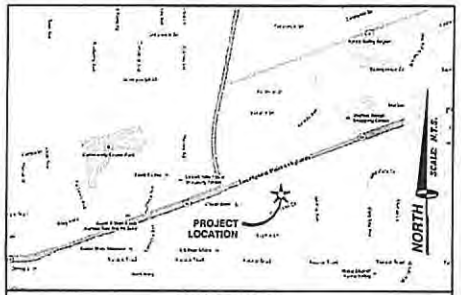
KARACHI

UNADDRESSED PARCEL
APN: 0595-192-23
YUCCA VALLEY, CALIFORNIA 92284

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF A 900 SQ. FT. VERIZON WIRELESS FACILITY
- INSTALLATION OF (16) VERIZON WIRELESS PANEL ANTENNAS AT A 50' CENTERLINE MOUNTED ON A NEW 60' MONOPINE
- INSTALLATION OF (16) VERIZON WIRELESS REMOTE RADIO UNITS (RRUs) MOUNTED BEHIND NEW PANEL ANTENNAS ((4) PER SECTOR)
- INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES MOUNTED TO STAND OFF ARMS
- INSTALLATION OF (2) VERIZON WIRELESS PARABOLIC ANTENNAS
- INSTALLATION OF A VERIZON WIRELESS 11'-6" X 16'-10.5" EQUIPMENT SHELTER
- INSTALLATION OF (3) VERIZON WIRELESS GPS ANTENNAS
- INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL
- INSTALLATION OF A VERIZON WIRELESS 4' WIDE SOLID METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 30KW GENERATOR WITH A 211 GALLON DIESEL TANK ON A 5' X 9' CONCRETE PAD
- COAXIAL/HYBRIFLEX CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW FIBER CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
VERIZON WIRELESS
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
(949) 286-7000

PROPERTY INFORMATION

OWNER:	TIMOTHY C. JONES 108 E. 38TH STREET NEW YORK, NEW YORK 10016
CONTACT:	TIMOTHY C. JONES
PHONE:	(650) 206-2874
AREA OF CONSTRUCTION:	~900 SQ. FT.
OCCUPANCY TYPE:	S-2
CONSTRUCTION TYPE:	V-B
CURRENT ZONING:	OFFICE COMMERCIAL (C-O)
JURISDICTION:	TOWN OF YUCCA VALLEY
APN:	0595-192-23
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2013 CALIFORNIA ADMINISTRATIVE CODE
2. 2013 CALIFORNIA BUILDING STANDARDS CODE
3. 2013 CALIFORNIA ELECTRICAL CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA PLUMBING CODE
6. 2013 CALIFORNIA ENERGY CODE
7. 2013 CALIFORNIA FIRE CODE
8. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

CODE COMPLIANCE

SITE ACQUISITION / PLANNING
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
MIKE HAYES
PHONE: (909) 456-8401
FAX: (909) 456-8408

CIVIL ENGINEER
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
CHRIS WONER
PHONE: (909) 456-8401
FAX: (909) 456-8408

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
DCS CONSULTING ENGINEERING SERVICES LLC
9811 W. CHARLESTON BOULEVARD, SUITE 2539
LAS VEGAS, NEVADA 89117
DEREK G. STEFUREAC
PHONE: (702) 883-1552

SURVEYOR:
DIAMONDBACK LAND SURVEYING
5506 SOUTH FORT APACHE ROAD, SUITE 110
LAS VEGAS, NEVADA 89148
TRENT J. KEENAN
PHONE: (702) 823-3257

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	2
A3	NORTH & EAST ELEVATIONS	2
A4	SOUTH & WEST ELEVATIONS	2
L1	LANDSCAPE PLAN	2
L2	IRRIGATION PLAN	2
L3	LANDSCAPE DETAILS	2

ISSUED FOR:

SHEET INDEX | ZONING

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		

APPROVAL LIST

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
KARACHI
UNADDRESSED PARCEL
APN: 0595-192-23
YUCCA VALLEY, CALIFORNIA
92284

CURRENT ISSUE DATE:
02/06/15

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	02/06/15	PLANNING REVISION	P.A.
1	05/06/14	100% ZONING	C.P.
0	04/29/14	90% ZONING	D.C.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T1
REVISION: 2
LAX-402

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION(S) LISTED IN TITLE REPORT ORDER NO. 00224868-990-CC2, DATED MARCH 6, 2014, AND AMENDED MARCH 14, 2014, PREPARED BY TICOR TITLE COMPANY OF CALIFORNIA, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEM NUMBERS CORRESPOND TO ITEM NUMBERS IN SAID TITLE REPORT.

(2) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
PURPOSE: PUBLIC UTILITIES
AFFECTS: THE NORTHWESTERLY 5 FEET
AFFECTS A PORTION OF THE SUBJECT PROPERTY

(3) COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT

RECORDING DATE: OCTOBER 23, 1957
RECORDING NO: BOOK 4354, PAGE 273, OFFICIAL RECORDS

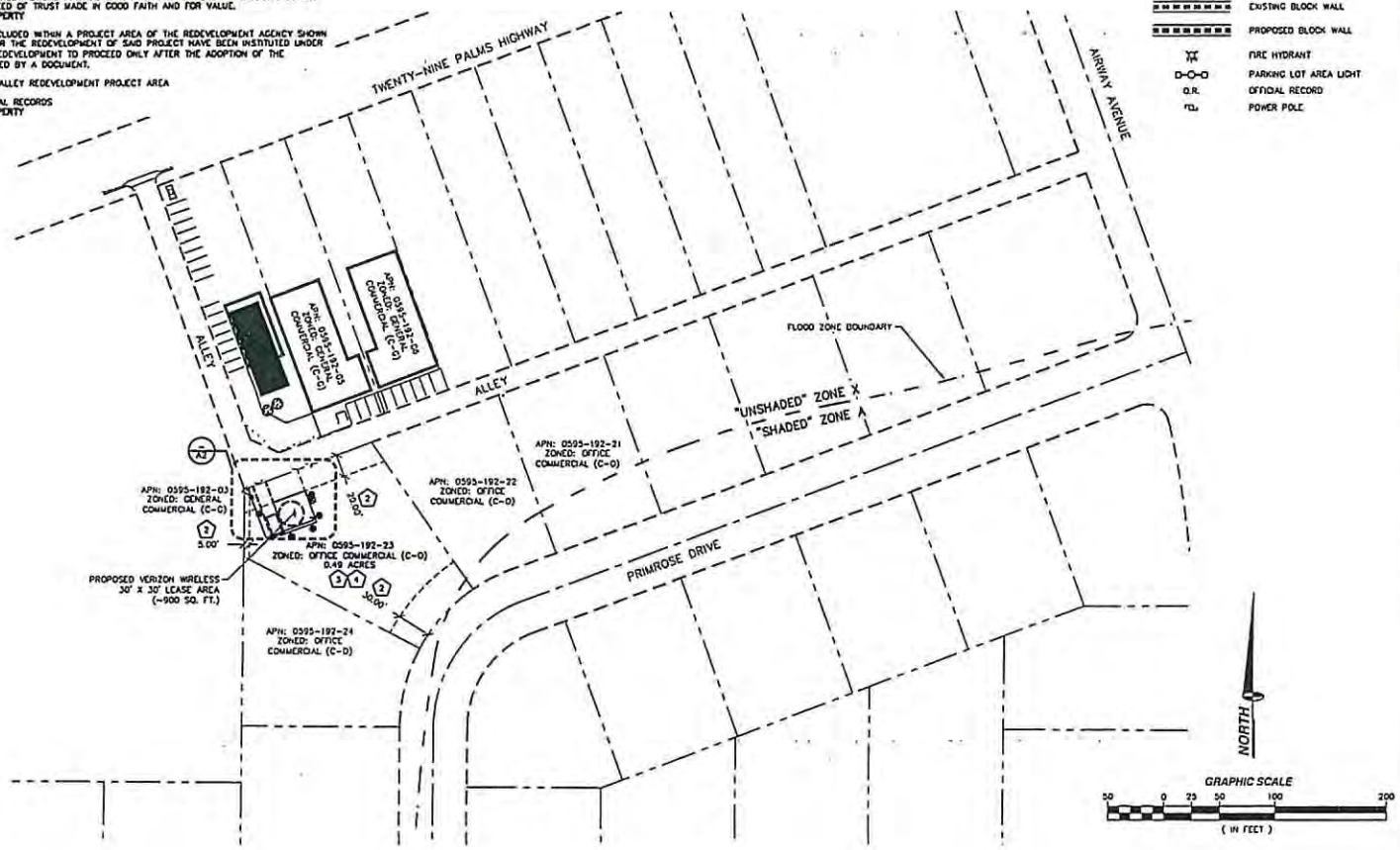
SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
AFFECTS THE ENTIRE SUBJECT PROPERTY

(4) THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.

REDEVELOPMENT AGENCY: YUCCA VALLEY REDEVELOPMENT PROJECT AREA
RECORDING DATE: AUGUST 6, 1993
RECORDING NO: 93-339852, OFFICIAL RECORDS
AFFECTS THE ENTIRE SUBJECT PROPERTY

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP — OVERHEAD POWER
- X — EXISTING CHAIN LINK FENCE
- X — PROPOSED CHAIN LINK FENCE
- PROPOSED WROUGHT IRON FENCE
- XXXX — EXISTING 1' CONTOUR
- XXXX — EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. — OFFICIAL RECORD
- POWER POLE



SITE PLAN

11" X 17" SCALE	24" X 36" SCALE	
1" = 100'	1" = 50'	1

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
KARACHI
UNADDRESSED PARCEL
APN: 0595-192-23
YUCCA VALLEY, CALIFORNIA
92284

CURRENT ISSUE DATE:
02/06/15

ISSUED FOR:
ZONING

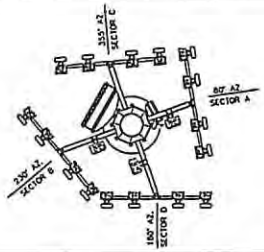
REV.:	DATE:	DESCRIPTION:	BY:
2	02/06/15	PLANNING REVISION	P.A.
1	05/06/14	100% ZONING	C.P.
0	04/29/14	90% ZONING	D.C.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER: A1
REVISION: 2
LAX-402



ANTENNA LAYOUT

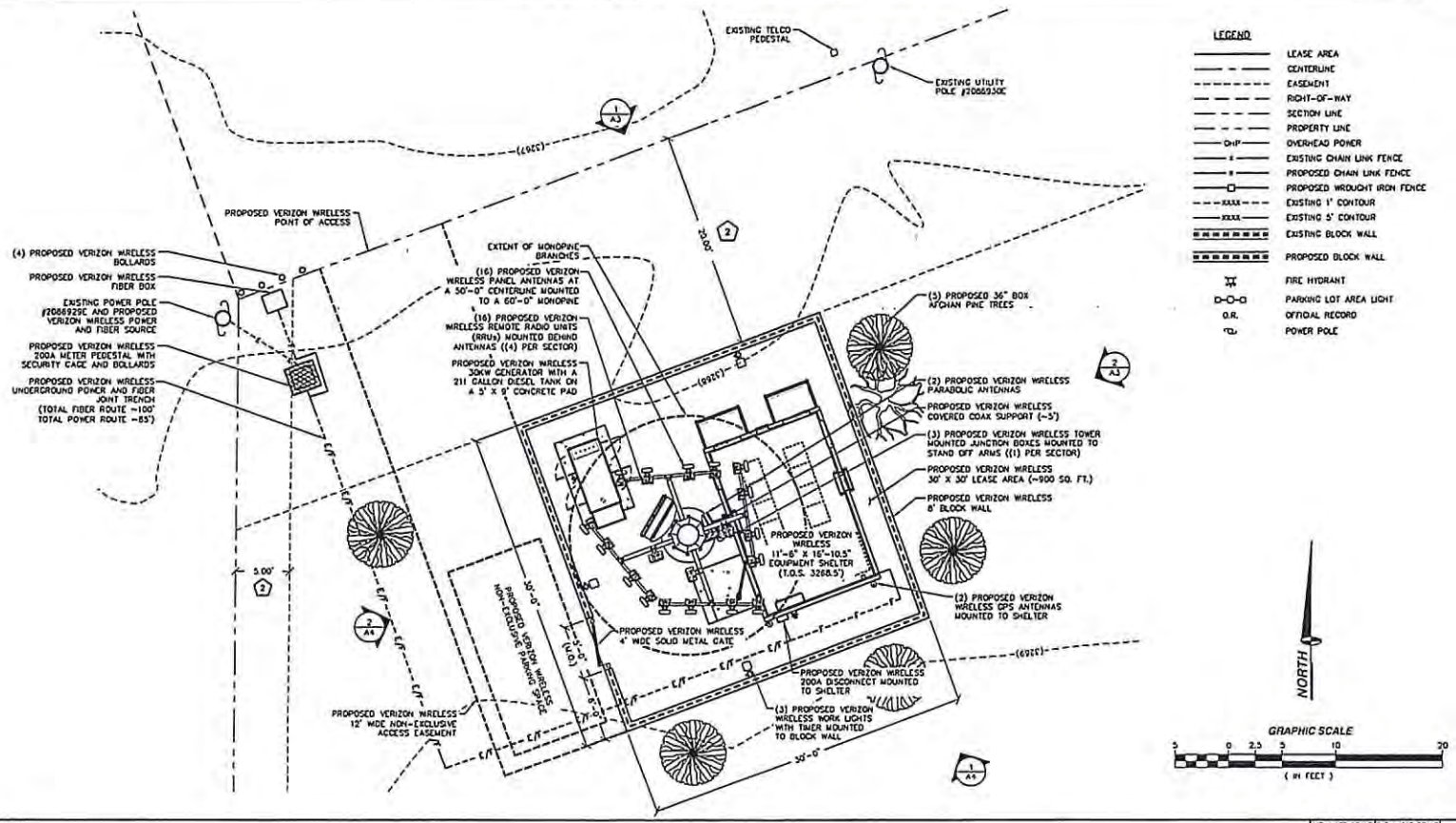
11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	3

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRU	CENTERLINE	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	80°	4	4	50'	70'	(4) 7/8" COAX	RED/GREEN RED/RED	5'	15'	- -
SECTOR B	230°	4	4	50'	70'	(4) 7/8" COAX	BLUE/GREEN BLUE/RED	5'	15'	- -
SECTOR C	355°	4	4	50'	70'	(4) 7/8" COAX	YELLOW/GREEN YELLOW/RED	5'	15'	- -
SECTOR D	180°	4	4	50'	70'	(4) 7/8" COAX	YELLOW/GREEN YELLOW/RED	5'	15'	
MISC.	N/A	-	-	-	70'	(3) 1-5/8" HYBRIFLEX	YELLOW/GREEN YELLOW/RED	5'	15'	- -
PARABOLIC ANTENNA	T.B.D.	2	-	T.B.D.	-	-	-	-	-	- -
GPS	N/A	2	-	-	-	1/2" COAX	GRAY	-	-	- -

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA AND CABLE SCHEDULE

NONE	SCALE 2



SITE DETAIL

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

verizon wireless
15505 SAND CANYON AVENUE
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IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
KARACHI
UNADDRESSED PARCEL
APN: 0595-192-23
YUCCA VALLEY, CALIFORNIA
92284

CURRENT ISSUE DATE:
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ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	02/06/15	PLANNING REVISION	P.A.
1	03/06/14	100% ZONING	C.P.
0	04/29/14	90% ZONING	D.C.

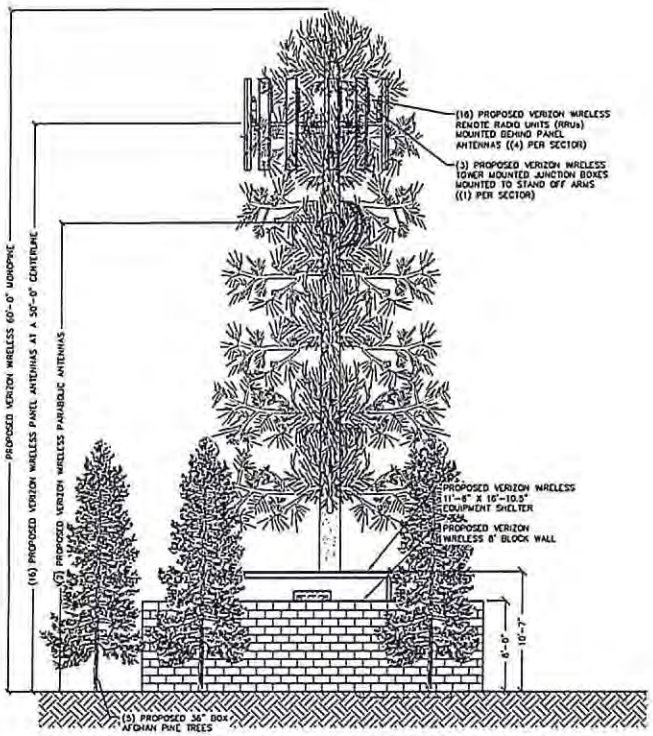
PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: A2
REVISION: 2
LAX-402

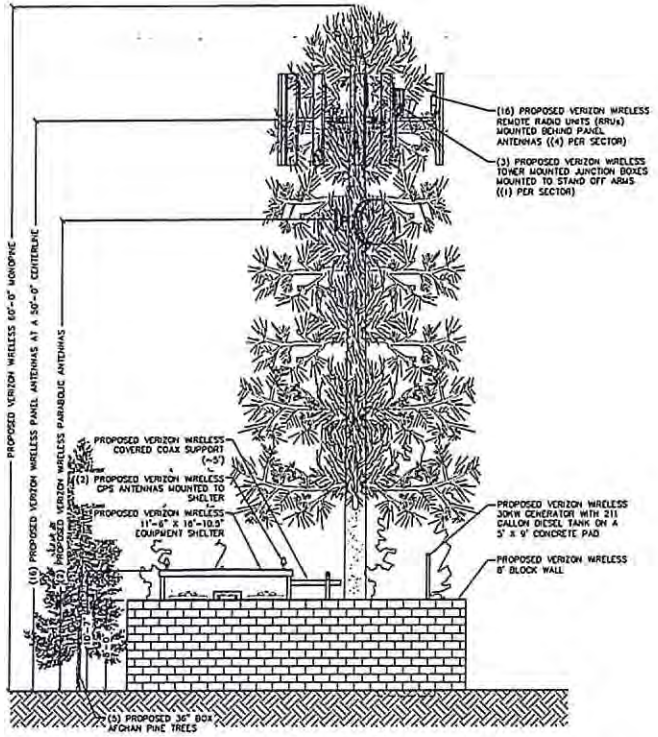
NOTE:
ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH MONOPINE AND COVERED WITH LEAF SOCKS



EAST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2

NOTE:
ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH MONOPINE AND COVERED WITH LEAF SOCKS



NORTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
KARACHI
UNADDRESSED PARCEL
APN: 0595-192-23
YUCCA VALLEY, CALIFORNIA
92284

CURRENT ISSUE DATE:
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ZONING

REV.:	DATE:	DESCRIPTION:	BY:
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0	04/22/14	90% ZONING	D.C.

PLANS PREPARED BY:
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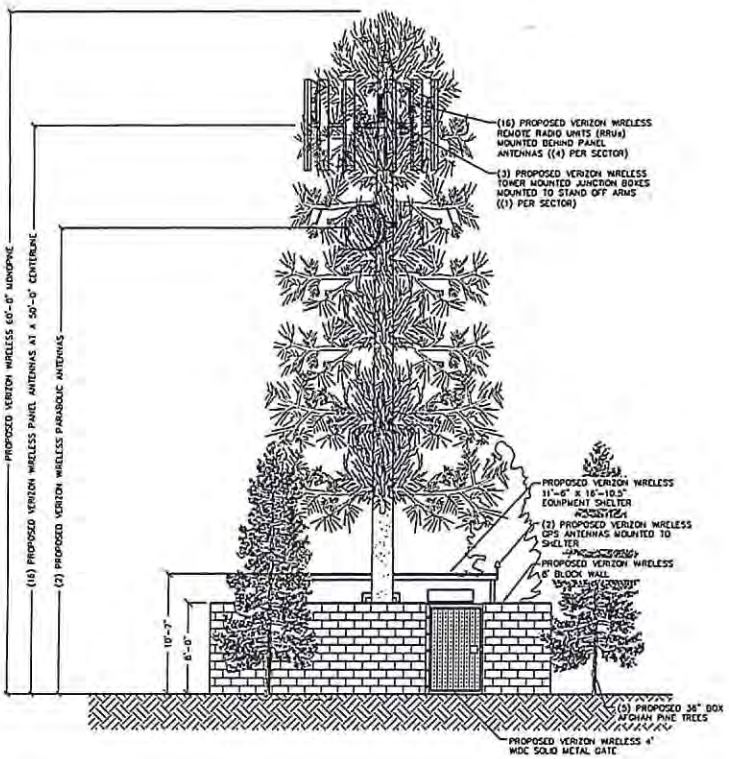
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:

SHEET TITLE:
NORTH & EAST ELEVATIONS

SHEET NUMBER: A3
REVISION: 2
LAX-402

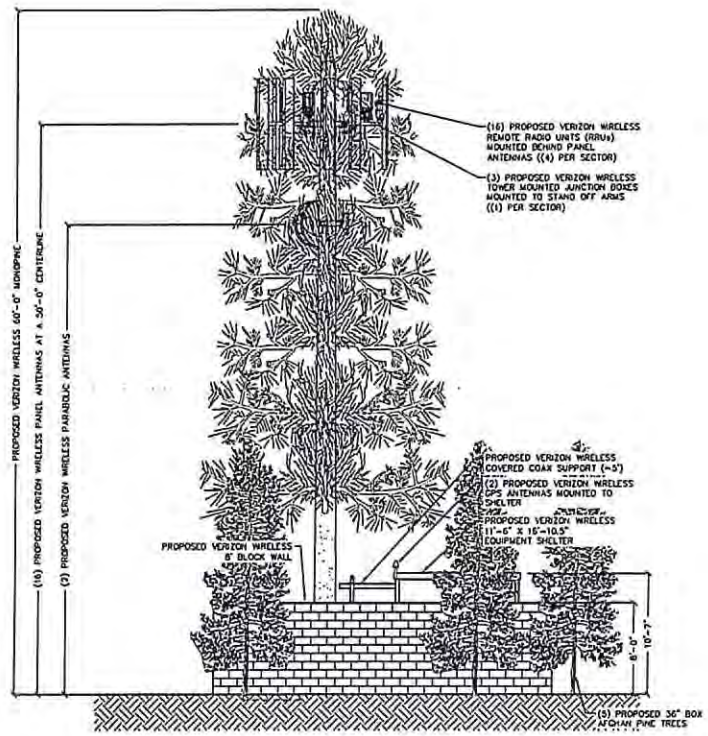
NOTE:
ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH MONOPINE AND COVERED WITH LEAF SOCKS



WEST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2

NOTE:
ALL PROPOSED ANTENNAS AND APPURTENANCES TO BE PAINTED TO MATCH MONOPINE AND COVERED WITH LEAF SOCKS



SOUTH ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
KARACHI
UNADDRESSED PARCEL
APN:0595-192-23
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PLANS PREPARED BY:
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SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:

SHEET TITLE:
SOUTH & WEST ELEVATIONS

SHEET NUMBER: A4
REVISION: 2
LAX-402

SCOPE OF WORK
THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TAXES, AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED ON THE ACCOMPANY DRAWINGS.

GENERAL CONDITIONS
1. INTERPRETATION OF PLANS AND SPECIFICATIONS: THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND THE DECISION WILL BE FINAL.
2. LICENSE REQUIREMENTS: THE CONTRACTOR SHALL CARRY NECESSARY CALIFORNIA STATE CONTRACTORS LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS C-27.
3. INSURANCE COVERAGE: THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER THE WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE SUIT OR LIEN.
4. KNOWLEDGE OF SITE: IT IS ASSUMED THAT THE CONTRACTORS HAVE VISITED THE SITE AND FAMILIARIZED THEMSELVES WITH SITE CONDITIONS, AND SHALL HAVE VERIFIED ALL DIMENSIONS AND OTHER FACTORS AFFECTING THE WORK.
5. INCREASED COSTS: IF EXTRA WORK OR CHANGES WILL RESULT IN ANY INCREASED COSTS OVER THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS PRIOR TO ACTUALLY DOING THE WORK.
6. CHANGES: THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COSTS.
7. GRADING: GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADING AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISHED GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" IN GROUND COVER, 1" IN LAWN AREAS.

PLANTING
1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO TIMES WIDER THAN PLANT CONTAINER AND A DEPTH OF TWICE THE HEIGHT OF PLANT CONTAINER. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT. (SHRUBS ONLY)
2. ALL PLANTS SHALL BE WATERED IMMEDIATELY, PRIOR TO BACKFILLING PLANTING PITS.
3. USE AGRIFORM 20-10-5, 21 GRAM TABLETS PER MAKER'S SPECIFICATIONS, WITH ALL SHRUBS AND TREES. 1 PER 1 GAL. 2 PER 5 GAL. 3 PER 15 GAL. AND 4 PER FOOT OF BOX WIDTH.
4. PROVIDE A WATERING BASIN AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX AS FOLLOWS:

   5 GAL. 2" DEPTH X 1-1/2 TIMES CONTAINER
5. SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT. IF CIRCULAR ROOTS EXIST, PLANTS WILL BE REJECTED

CLEAN UP
1. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY ALL WORK AND THE SURROUNDING AREAS USED BY THEM, AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE, OR DISPOSE OF SAME AS DIRECTED BY OWNER, ARCHITECT OR LANDSCAPE ARCH.

MAINTENANCE
1. MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER FOLLOWING THE WALK-THRU.
2. MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 60 DAYS.
3. THE CONTRACTOR SHALL KEEP SITE WEED FREE, CLEAR OF DEBRIS, AND ADJUST IRRIGATION SYSTEM AS REQUIRED. LAWNS SHALL BE PROPERLY CUT AND ALL CUTTINGS REMOVED FROM SITE. DEAD FOLIAGE REMOVED FROM PLANTS AND STAKING OF TREES SHALL BE ADJUSTED IF NECESSARY. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN PLANTING AFTER ONE YEAR.

GUARANTEE AND REPLACEMENTS
1. CONTRACTOR SHALL GUARANTEE HEALTHY PLANT ESTABLISHMENT FOR A PERIOD OF 12 MONTHS AND SHALL NOT BE RESPONSIBLE FOR DAMAGE DUE TO EXTREME WIND OR EXCESSIVE RAIN RUN-OFF ON NEW PLANTED GROUND COVER AREAS. SUCH "NATURAL DAMAGE" SHALL BE REPAIRED ON A TIME AND MATERIAL BASIS.
2. ANY PLANT MATERIAL FAILING TO SURVIVE DUE TO CONTRACTOR'S IMPROPER INSTALLATION SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

LANDSCAPE NOTES

SCALE: NONE | 4

PROJECT LANDSCAPE AREA:	= 180 SQUARE FEET
MAXIMUM WATER BUDGET:	= (ETo) (0.62)[(0.7 x LA)+(0.3 x SLA)] = (62.9)(0.62)[(0.7 x 180)+(0.3 x 0)] = 6,447 (GALLONS/YEAR)
ESTIMATED WATER USE TREES:	= (ETo) (0.62)[(PF x HA/IE) + SLA] = (62.9)(0.62)[(0.2 x 180/0.63) + 0] = 2,177 (GALLONS/YEAR)
TOTAL ESTIMATED WATER USE:	= 4,300 (GALLONS/YEAR)

TOTAL LANDSCAPE AREA		
SQ. FT. OF TREES	=	180
TOTAL AREA	=	180

MAWA CALCULATIONS

SCALE: NONE | 3

PLANT MATERIAL LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SPACING	PLANT SIZE	QUANTITIES	PLANT FACTOR (PF)
	PINUS ELDARICA	AFGHAN PINE	AS SHOWN	36" BOX	5	0.2 (LOW)

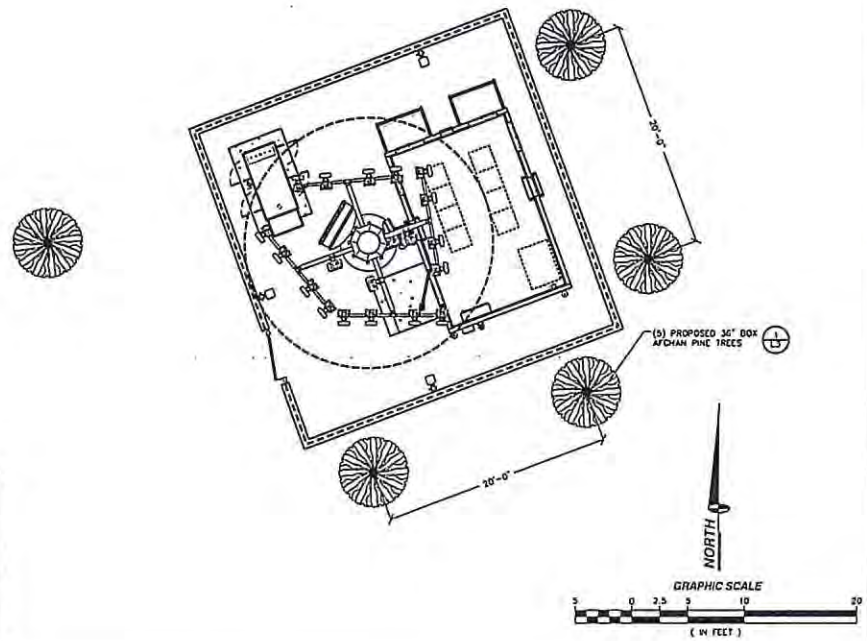
SOIL PREPARATION
1. BACKFILL MIX FOR USE OF PLANTING ALL SHRUBS/PALM TREES

   6 PARTS BY VOLUME ON SITE SOIL.
   4 PARTS BY VOLUME ORGANIC AMENDMENT.
   1 LB. 12-12-12 COMMERCIAL FERTILIZER PER CUBIC YARD.
   1 LB. IRON SULFATE PER CU. YD. OF MIX.
(NOTE: THIS BACKFILL MIX IS FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE SOIL SAMPLES TO BE TESTED BY A SOIL AND PLANT LAB FOR ACTUAL BACKFILL AND SOIL AMENDMENT REQUIREMENTS.)
2. PLANT TABLE FOR ALL SHRUBS/PALM TREES

   3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
   4-21 GRAM AGRIFORM FERTILIZER TABLETS PER 15 GALLON STOCK

PLANTING NOTES AND PLANT MATERIAL LEGEND

SCALE: NONE | 2



NOTE:
1. NO CHANGES OR SUBSTITUTION TO BE MADE WITHOUT REVISION TO THE PLANS AND THE APPROVAL BY THE COUNTY LANDSCAPE PLANNERS
2. SEE IRRIGATION LEGEND ON L2 FOR SPECIFIC MODEL NUMBERS FOR INSTALLATION
3. CONTRACTOR TO COORDINATE WATER TIMES WITH EXISTING WATER TIMES ON EXISTING IRRIGATION MAIN
4. STATIC LINE PRESSURE ABOUT 56 PSI (CONTRACTOR TO VERIFY)

DETAILED LANDSCAPE PLAN

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
KARACHI
UNADDRESSED PARCEL
APN: 0595-192-23
YUCCA VALLEY, CALIFORNIA
92284

CURRENT ISSUE DATE:
02/06/15

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	02/06/15	PLANNING REVISION	P.A.
1	05/06/14	100% ZONING	C.P.
0	04/29/14	90% ZONING	D.C.

PLANS PREPARED BY:
SPECTRUM
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
FAX (909) 456-8408

LICENSURE:

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: L1
REVISION: 2
LAX-402

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	PATTERN	RADIUS	GPM	PSI
	HUNTER-MSBN-250	6" POP-UP BUBBLER	H	1'	.25	30
	WATER METER					
	HUNTER MODEL IC-600-M, 6 STATION WITH SOLAR SYNC AND HUNTER RAIN-CLIK RAIN SENSOR					
	FEBCO MODEL 825Y RP BACKFLOW PREVENTER (OR EQUIVALENT)					
	LINE SIZE BRASS BALL VALVE IN BOX BELOW GRADE NIBCO T-580					
	HUNTER PGV REMOTE CONTROL VALVE IN PVC BOX BELOW GRADE, SIZE AS NOTED					
	PRESSURE MAINLINE, 2" PVC SCH 40, (SOLVENT WELD) BURY MIN. 18" BELOW GRADE					
	NON-PRESSURE LATERAL, PVC SCH 40, (SOLVENT WELD) BURY MIN. 12" BELOW GRADE. SIZE NOTED					

IRRIGATION LEGEND

SCALE: NONE | 4

SCOPE OF WORK
1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC., TO COMPLETE THE PROJECT "PER PLAN"
2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLATION AND REQUEST PLAN CHANGES, IF NECESSARY TO PROVIDE 100% COVER AT MAXIMUM EFFICIENCY.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.

CODES
1. ALL INSTALLATION AND MATERIALS SHALL BE AS PER LOCAL CODES AND ORDINANCES. PLANS AND SPECIFICATIONS SHALL NOT BE CONSTRUED AS WAIVING ANY SUCH REQUIREMENTS.

DRAWINGS AND VERIFICATION OF DIMENSIONS
1. ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECS.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY IN FIELD MEASUREMENTS AND IF ANY DISCREPANCY BE FOUND, THE OWNER WILL AUTHORIZE IN WRITING ALL NECESSARY ADDITIONS OR DELETIONS, IF ANY.
3. IF THE CONTRACTOR SHOULD FAIL TO NOTIFY THE OWNER, HE SHALL, IN ALL EVENTS, SUPPLY ALL ITEMS INDICATED BY THE PLOT PLAN WITHOUT RIGHT TO COMPENSATION FOR ANY NECESSARY ADDITIONS.

MATERIALS
1. ALL LATERAL LINES SHALL BE CLASS 200 OR HIGHER
2. A RAIN SWITCH MUST BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
3. ALL DIRECT BURIAL CONTROL WIRE SHALL BE 24V, SINGLE
4. CONDUCTOR SOLID COPPER, U.L. APPROVED, 14 GA. MIN. PILOT WIRE PER MAKER'S RECOMMENDATIONS. 12 GA. MIN FOR COMMON GROUND WIRE.

INSTALLATION
1. PLANS ARE DIAGRAMMATIC, ALL LINES SHALL BE IN PLANTING AREAS WHENEVER POSSIBLE.
2. MAINLINE INSTALLATION SHALL BE AS FOLLOWS: LATERAL LINES SHALL BE FLUSHED PRIOR TO INSTALLATION OF HEADS.
3. SCH. 40 AT 18" DEEP

TESTING
1. SHOW OWNER SYSTEM WORKS AND CLOCK CONTROLS SYSTEM.
2. THE ABOVE TESTING SHALL BE COMPLETE PRIOR TO PLANTING OF ANY LANDSCAPING.

*CONTRACTOR MUST SHOW THAT EACH VALVE IS CONTROLLED BY THE CLOCK

COVERAGE TEST
1. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE.
2. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINALIZING THE PROJECT.

GUARANTEE
1. THE CONTRACTOR SHALL GUARANTEE SYSTEM AGAINST DEFECTIVE INSTALLATION FOR A PERIOD OF 12 MONTHS, AND AGAINST DEFECTIVE MATERIALS FOR A PERIOD OF ONE YEAR, PARTS ONLY, DURING THIS TIME, REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING:
   A. MANUAL VALVE KEYS PER EACH CONTROLLER
   B. OPERATION MANUALS FOR AUTOMATIC CONTROLLERS AND VALVES

IRRIGATION SPECIFICATIONS

SCALE: NONE | 3

1. 120 V. ELECTRICAL POWER OUTLET FOR CONTROLLER TO BE PROVIDED BY OTHERS. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HOOKUP FROM OUTLET TO CONTROLLER.
2. ALL WIRE FROM CONTROLLER TO ELECTRICAL CONTROL VALVES TO BE COPPER UCH #14 DIRECT BURIAL INSTALL IN COMMON TRENCH WITH MAIN LINE WHERE POSSIBLE. PROVIDE 18" COVER.
3. PROVIDE MINIMUM 18" COVER OVER ALL PRESSURE MAIN LINE AND 12" OVER ALL NON-PRESSURE LATERAL LINE PIPE. ALL PIPE UNDER PAVED AREAS TO HAVE SCH. 40 PVC SLEEVES INSTALLED PRIOR TO PAVING.
4. FINAL LOCATION OF AUTOMATIC CONTROLLER TO BE DETERMINED BY OWNER'S REP. AND/OR LANDSCAPE ARCHITECT.
5. THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN PLANTED AREAS WHERE POSSIBLE.
6. IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAX PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, DRIVES, AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS.
7. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGNING. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE; OTHERWISE, THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
8. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS.
9. SYSTEM DESIGN IS BASED ON MINIMUM OPERATING PRESSURE SHOWN AT EACH POINT OF CONNECTION. MAXIMUM GPM DEMAND SPECIFIED. IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES AT SITE PRIOR TO CONSTRUCTION.
10. UPON COMPLETION OF JOB, PROVIDE OWNER WITH A REPRODUCIBLE SET OF "AS BUILT DRAWINGS".
11. THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.

IRRIGATION NOTES

SCALE: NONE | 2

CONTRACTOR TO:
1. MODIFY EXISTING IRRIGATION TO ALLOW FOR NEW ENCLOSURE LOCATION AND ADDITIONAL HEADS TO IRRIGATE NEW TREES AND SHRUBS
2. MODIFY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATION THAT WILL AUTOMATE RUNTIMES BASED ON WEATHER (HUNTER SOLAR SYNC)
3. REPAIR OR REPLACE ANY EXISTING LANDSCAPING DAMAGED FROM CONSTRUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH FULLY FUNCTIONING AND EFFICIENT IRRIGATION SYSTEM

NOTE:
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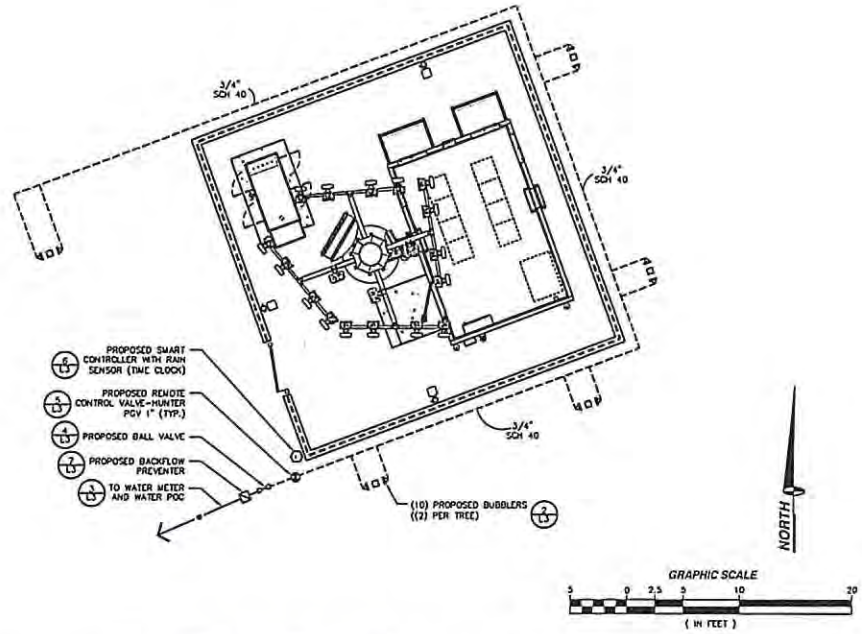

LANDSCAPING MAINTENANCE SCHEDULE

TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
CARE OF PLANTS												
MONITORING												
PRUNING (IF NEEDED)												
FERTILIZATION (IF NEEDED)											SHRUBS	
WATERING (AS NEEDED)												
TREE BED												
WEEDING (AS NEEDED)												
MULCHING												
PEST MANAGEMENT												
MONITORING												
CLEAN UP (IF NEEDED)												

DETAILED LANDSCAPE PLAN

11" X 17" SCALE: 1" = 10' | 24" X 36" SCALE: 1" = 5' | 1

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

PROJECT INFORMATION:
KARACHI
UNADDRESSED PARCEL
APN:0595-192-23
YUCCA VALLEY, CALIFORNIA
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0	04/29/14	90% ZONING	O.C.

PLANS PREPARED BY:
SPECTRUM
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4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PH. (909) 456-8401
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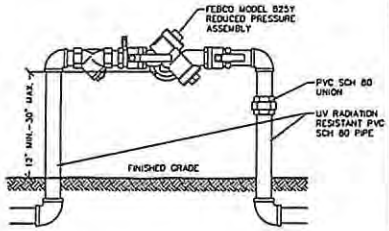
LICENSURE:

SHEET TITLE:
IRRIGATION PLAN

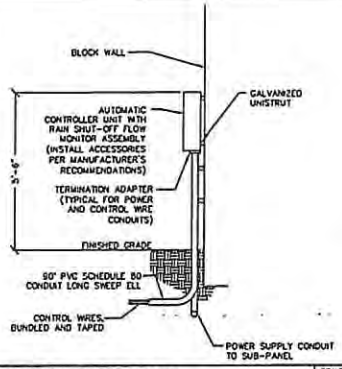
SHEET NUMBER: L2
REVISION: 2
LAX-402

NOT USED — SCALE: NONE — 10

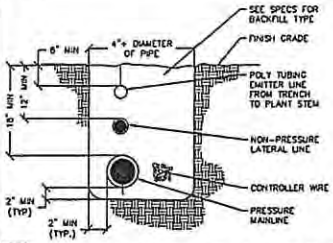
BACKFLOW PREVENTER — SCALE: NONE — 7



AUTOMATIC CONTROLLER — SCALE: NONE — 6



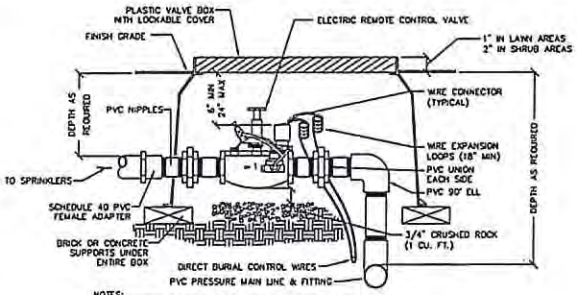
PIPE TRENCHING DETAILS — SCALE: NONE — 3



NOTES:
1. PRESSURE MAINLINE: 18" BELOW FINISH GRADE AND 24" BELOW PAVED AREAS IN CLASS 315 PVC SLEEVES.
2. LATERAL LINES: 12" BELOW FINISH GRADE AND 18" BELOW PAVED AREAS IN CLASS 315 PVC SLEEVES. CONTROL WIRING: TO THE SIDE OF PRESSURE MAINLINE 24" BELOW
3. PAVED AREAS IN SCHEDULE 40 PVC SLEEVES.
4. INSTALL BACKFLOW PREVENTER. INSTALL PER MANUFACTURER'S SPEC'S.

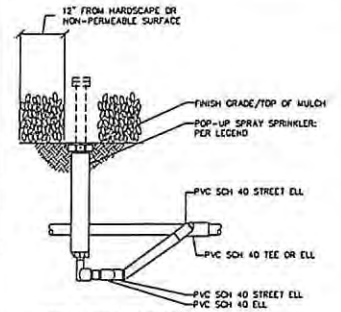
NOT USED — SCALE: NONE — 9

REMOTE CONTROL VALVE — SCALE: NONE — 5



NOTES:
1. ALL UNIONS, NIPPLES, & ELLS SHALL BE SCHEDULE 80 PVC.
2. CLOSE NIPPLES SHALL NOT BE USED.

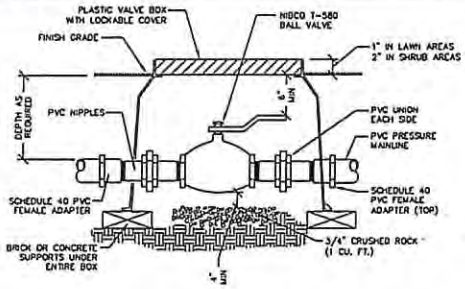
SPRAYHEADS/POPUP TREE BUBBLER — SCALE: NONE — 2



NOTE: 6" RISERS MAY ONLY BE USED ADJACENT TO WALLS WHERE FOOTINGS CONFLICT WITH POP-UPS

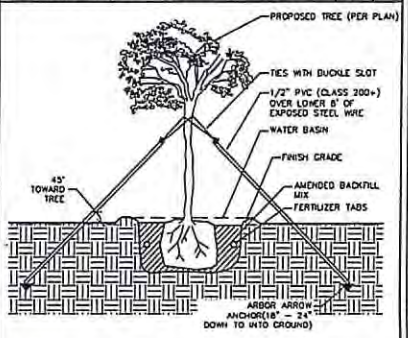
NOT USED — SCALE: NONE — 8

BALL VALVE — SCALE: NONE — 4



NOTES:
1. ANGLE MAINLINE TO SPECIFIED DEPTH WITH 45 DEGREE SCHEDULE 40 PVC FITTING.

ARBORBRACE TREE GUYING DETAIL



verizon wireless
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PROJECT INFORMATION:

KARACHI

UNADDRESSED PARCEL
APN: 0595-192-23
YUCCA VALLEY, CALIFORNIA
92284

CURRENT ISSUE DATE:

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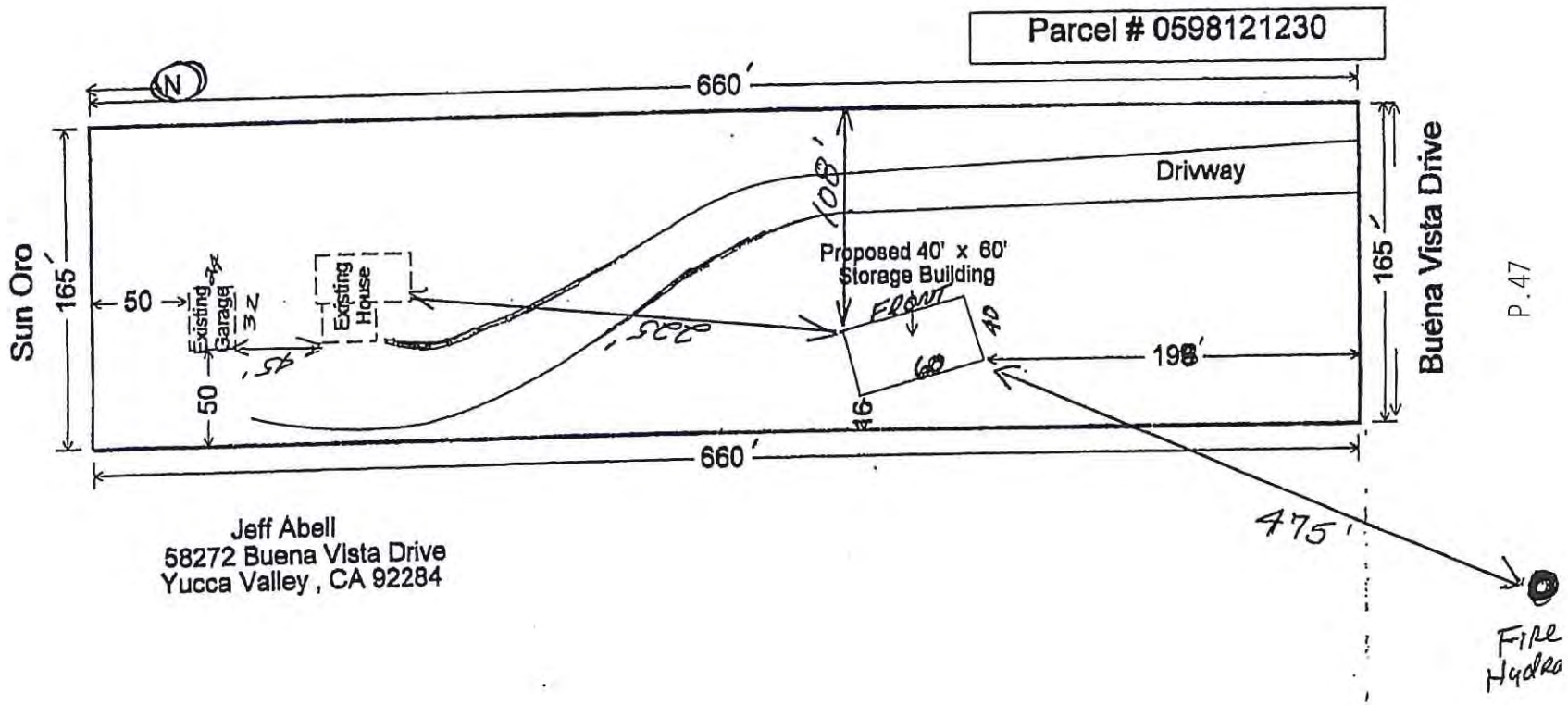
LICENSURE:

SHEET TITLE:

LANDSCAPE DETAILS

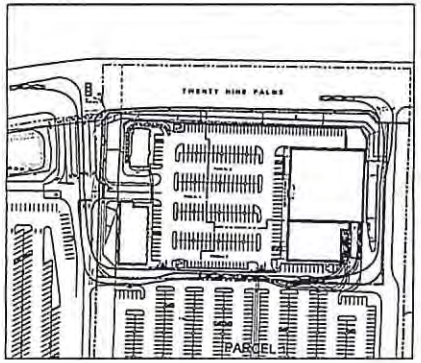
SHEET NUMBER: L3 — REVISION: 2

LAX-402

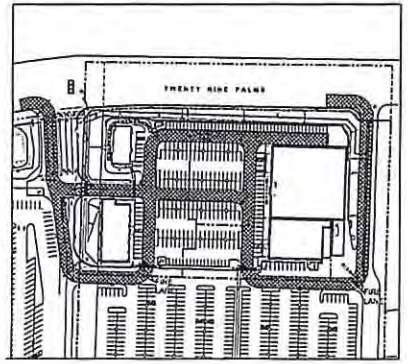


Jeff Abell
58272 Buena Vista Drive
Yucca Valley , CA 92284

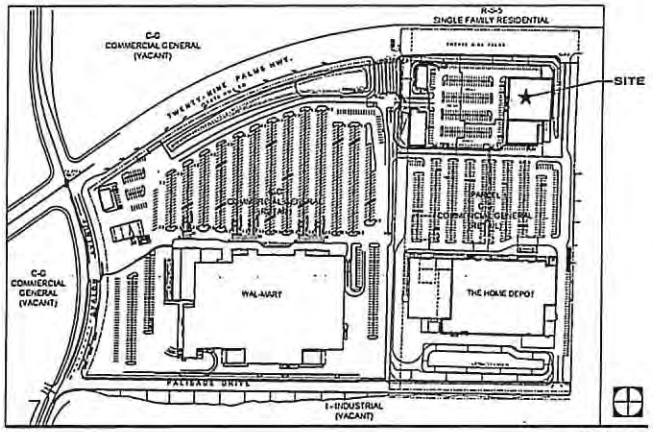
Abell Storage Building . Aug 25, 2003



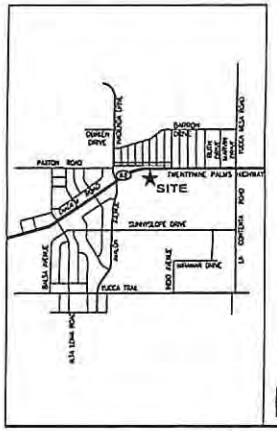
KEY MAP - TRUCK ACCESS
N.T.S.



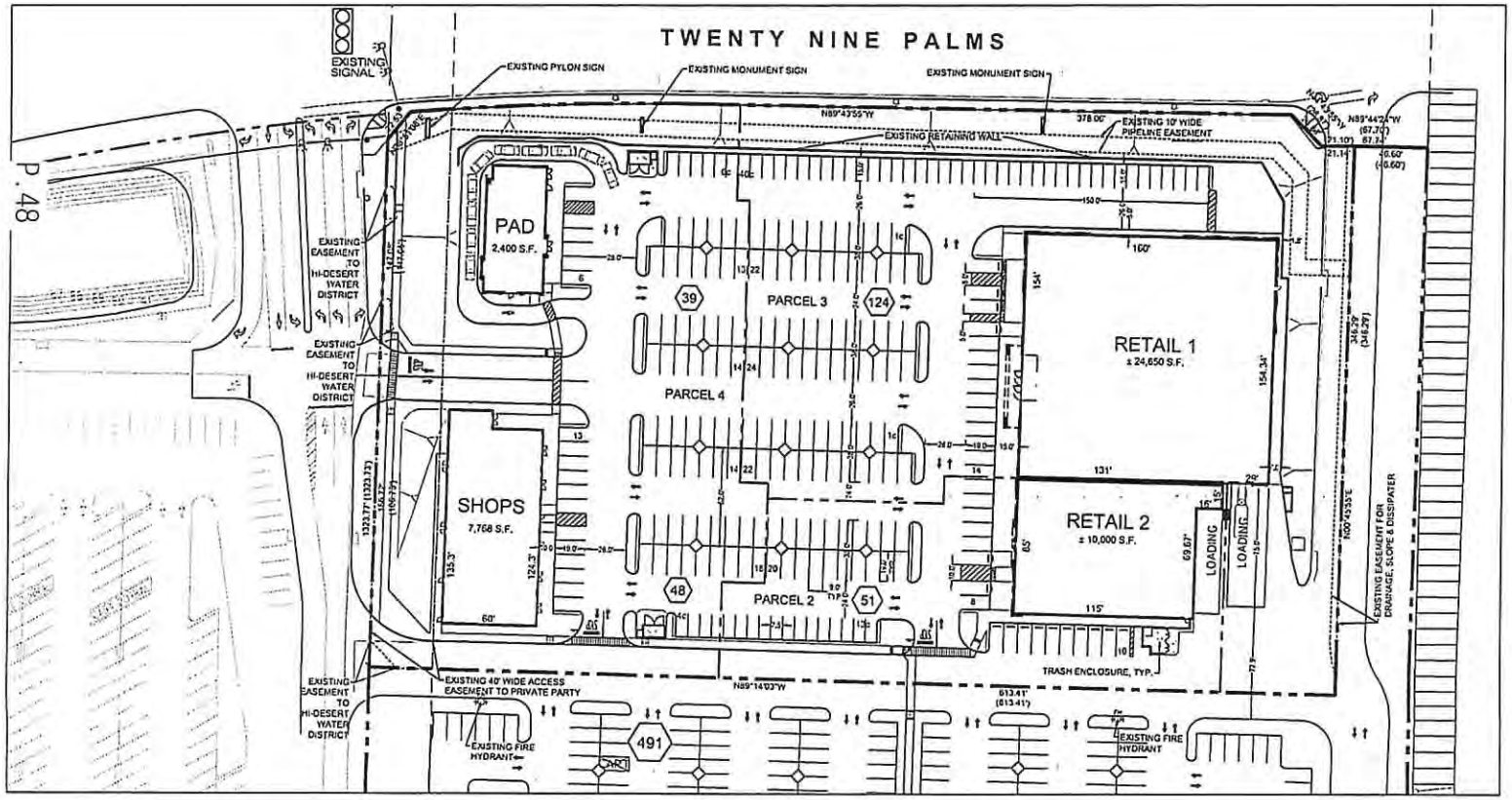
KEY MAP - FIRE LANE
N.T.S.



KEY MAP
N.T.S.



VICINITY MAP
N.T.S.



PROJECT INFORMATION

APN			0601-201-46
APN			0601-201-47
APN			0601-201-48
SITE AREA			
PARCEL 2	42,065	SF	± 0.966 ACRES
PARCEL 3	100,577	SF	± 2.309 ACRES
PARCEL 4	78,427	SF	± 1.801 ACRES
NET TOTAL SITE AREA	221,069	SF	± 5.076 ACRES
BUILDING AREA			
RETAIL 1	24,650	SF	34,650 SF
RETAIL 2	10,000	SF	
SHOPS	RETAIL @ 5,068 / RESTAURANT @ 2,700	SF	7,768 SF
PAD - FAST FOOD			2,400 SF
TOTAL			44,818 SF
NET TOTAL SITE COVERAGE			±20.27% (18,830 SF/AC)

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
PER CITY CODE			
RETAIL 1	1 SP/250 SF	99	124
RETAIL 2	1 SP/250 SF	40	51
SHOPS - RETAIL	1 SP/250 SF	21	45
SHOPS - RESTAURANT	1 SP/50* SF	21	
PAD	1 SP/50* SF	24	39
TOTAL		211	259
TOTAL PARKING RATIO PROVIDED		5.85 SP/1000 SF	

* PARKING REQUIREMENTS FOR RESTAURANT ARE 1 SP/50 SF OF SEATING AREA. CALCULATIONS ARE BASED ON ASSUMPTION THAT SEATING AREA IS 50% OF GROSS FLOOR AREA.

COMPACT PARKING ALLOWED	25% (65)
COMPACT PARKING PROVIDED	24.8% (65)

ZONING INFORMATION

JURISDICTION	YUCCA VALLEY
EXISTING ZONING:	C-G GENERAL COMMERCIAL
PROPOSED ZONING:	C-G GENERAL COMMERCIAL

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
08.02.2013	PLANNING SUBMITTAL	B
11.14.2013	MODIFY PARCEL LINES	CD
12.02.2014	SP-15 UPDATE SHOPS AND RETAIL 2 T.C.	CD

SCALE: 1" = 40'-0"
0 20 40 80 120 160

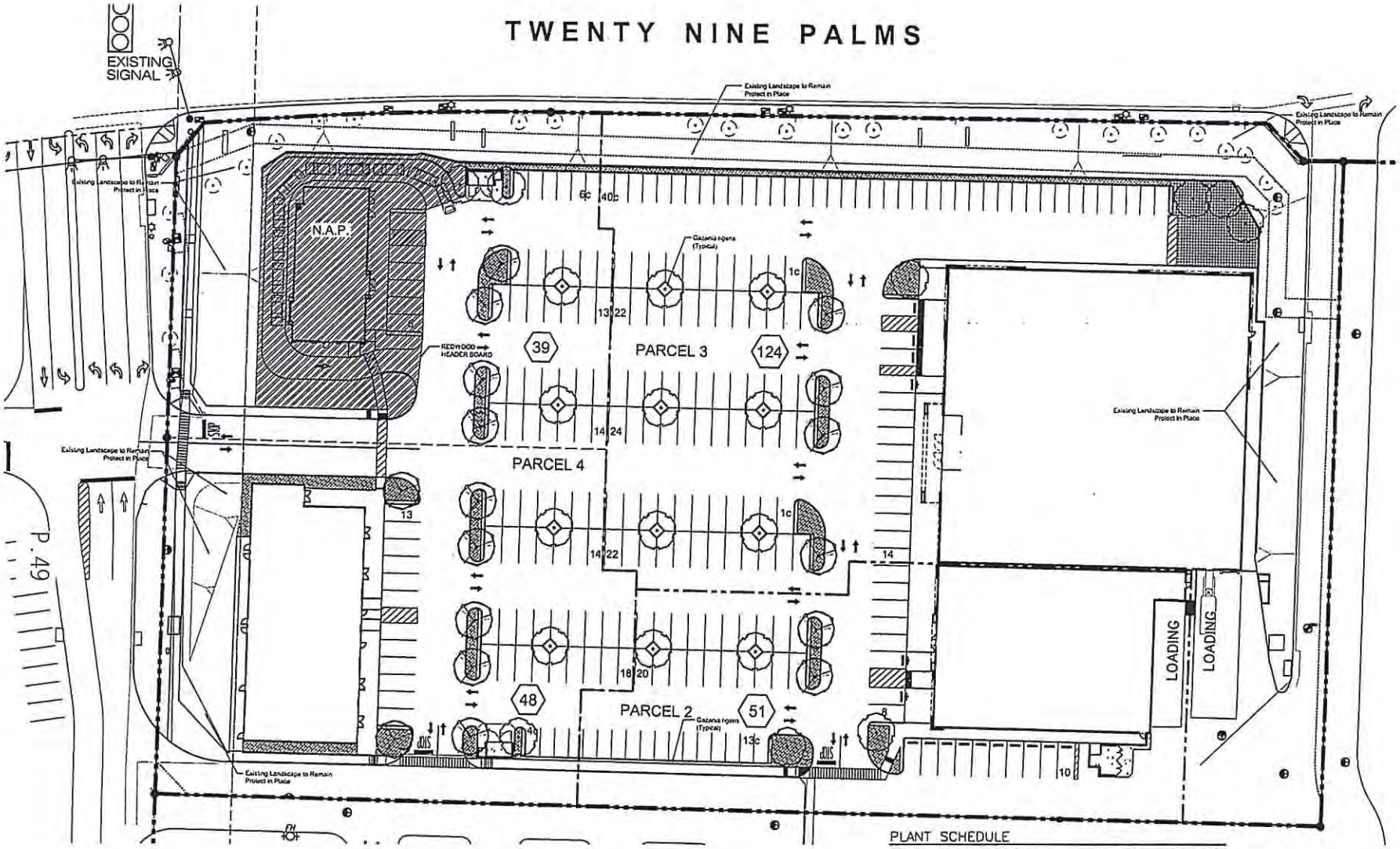
GreenbergFarrow
10000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t 949 266 0400 f 949 266 0479

WALBERN DEVELOPMENTS

WALBERN DEVELOPMENTS YUCCA VALLEY
SEQ TWENTY NINE PALMS & AVALON AVENUE
YUCCA VALLEY, CA
20110502.0

SITE PLAN
SCALE: 1" = 40'-0"
12.01.2014

TWENTY NINE PALMS



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS
	17	Lagerstroemia x 'Natchez'	Crape Myrtle	24"box	M
	21	Pistacia chinensis	Chinese Pistache	24"box	M
	--	Yucca brevifolia	Joshua Tree	Existing	

SHRUBS	AREA(sf)	BOTANICAL NAME	COMMON NAME	CONT.	WUCOLS
	1,769	Agave parryi	Parry's Agave	5 gal	L
	3,169	Artemisia x 'Powis Castle'	Powis Castle Artemisia	1 gal	M
		Ceratostigma lanatum	Snow in Summer	1 gal	M
		Hesperaloe parviflora	Red Yucca	5 gal	L
		Salvia greggii	Autumn Sage	5 gal	M

GROUND COVERS	AREA(sf)	BOTANICAL NAME	COMMON NAME	ROOT	WUCOLS
	458	Gazania rigens	Gazania	4" pot	M

NOTES:

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM. ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

A LANDSCAPE DOCUMENT PACKAGE AS PER A.B. 1881 SHALL BE PROVIDED.

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL OF THE CITY.

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

WHERE TREES ARE WITHIN 5' OF WALKWAYS AND / OR PAVING SURFACES, ROOT BARRIERS SHALL BE INSTALLED.

ON-SITE LANDSCAPE SHALL BE MAINTAINED BY BUSINESS OWNERS.

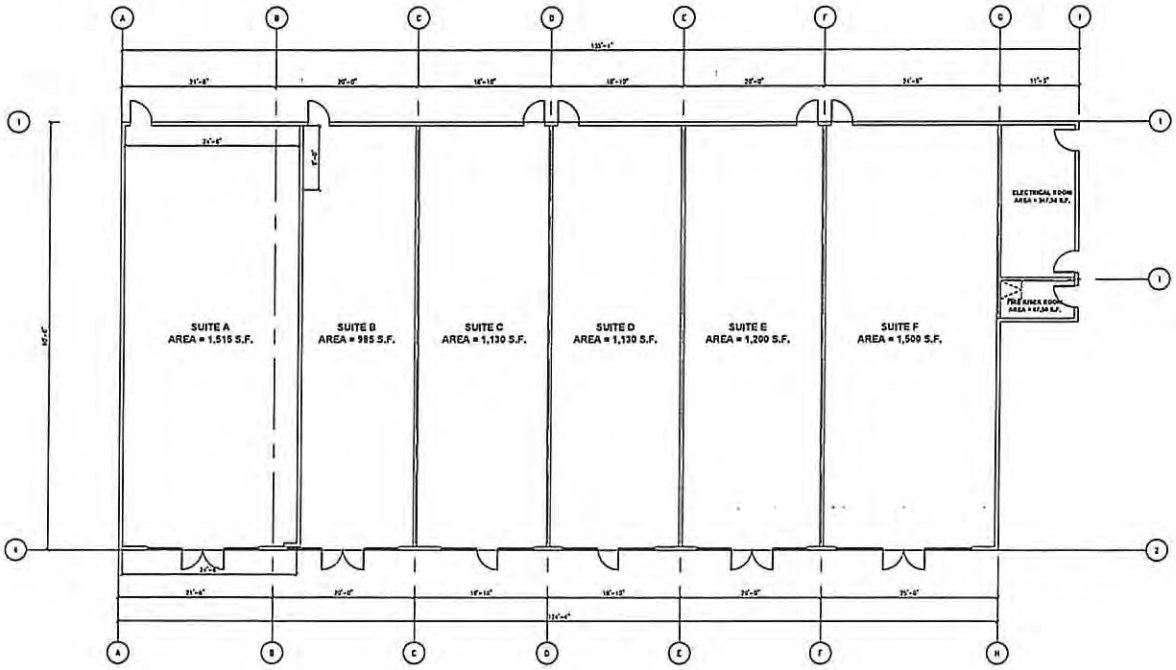
SCALE: 1"=20'-0"
0 10 20 40 60 80

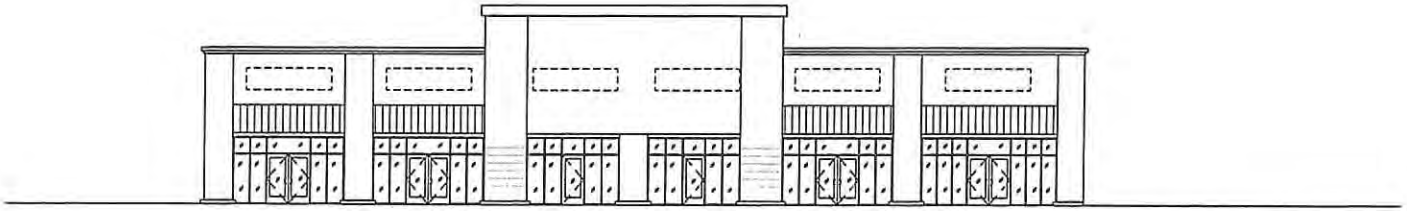
GreenbergFarrow
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t 949 250 0450 f 949 250 0470

WALBERN DEVELOPMENTS

WALBERN DEVELOPMENTS YUCCA VALLEY
SWQ TWENTY NINE PALMS & AVALON ROAD
YUCCA VALLEY, CA
20110502.0

LANDSCAPE CONCEPT
SCALE: 1"=20'-0"
12.01.2014





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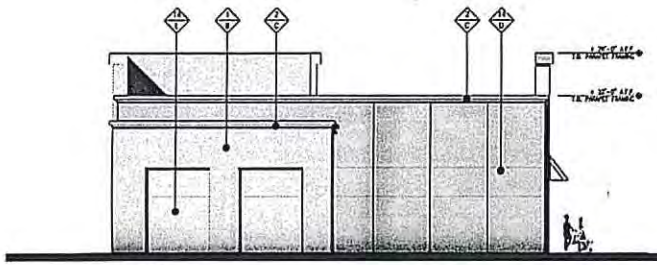
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0437

WALBERN DEVELOPMENTS

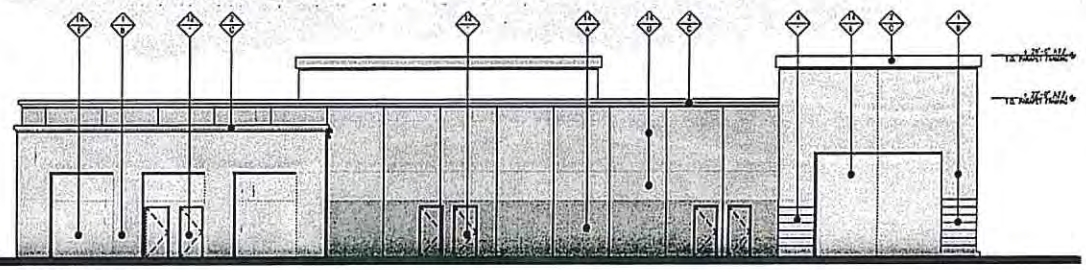
SHOPS BUILDING
YUCCA VALLEY, CA
WALBERN DEVELOPMENT
20110502.0

FLOOR PLAN & EAST ELEVATION
SCALE: 1/8" = 1' - 0"

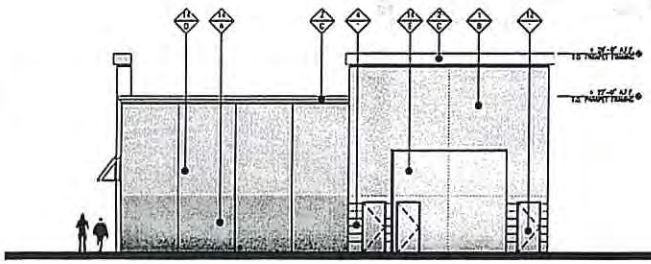
11.26.14



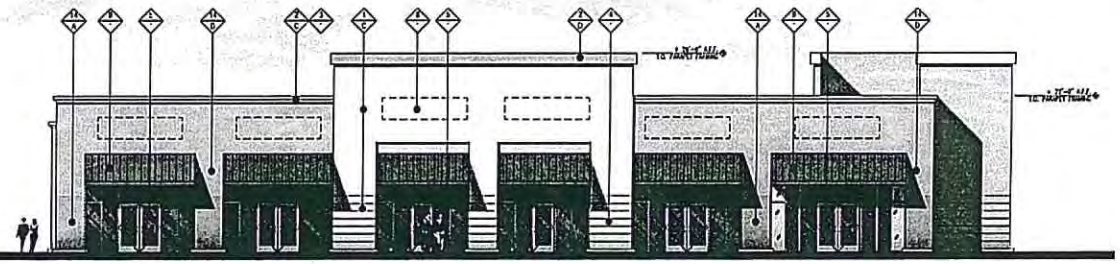
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

FINISH SCHEDULE

	FINISH MATERIAL		FINISH COLOR
1	STUCCO	A	DUNN EDWARDS - DE6074 - FRONTIER LAND
2	FOAM CORNICE	B	DUNN EDWARDS - DE6213 - FINE GRAIN
3	PREFINISHED METAL CAP FLASHING	C	DUNN EDWARDS - DE5301 - TATAMI MAT
4	2" SILVER REVEAL	D	DUNN EDWARDS - DE6143 - ALMOND LATTE
5	CLEAR ANODIZED ALUMINUM STOREFRONT AND DOORS	E	DUNN EDWARDS - DE6142 - FLOATING FEATHER
6	CLEAR ANODIZED ALUMINUM WINDOWS		
7	WALL SCONCE DOWNLIGHT-COLUMN FIXTURE		
8	LOGO SIGN UNDER SEPARATE PERMIT		
9	ALUMINUM ROOF PANELS		
10	COLUMN LOGO SIGN UNDER SEPARATE PERMIT		
11	ROLL-UP DOOR		
12	HOLLOW METAL DOOR		
13	COMPACTOR		
14	CONCRETE TILT-UP WALL		
15	PAINT MOLDING T/M		

Note:
Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.

GreenbergFarrow
19000 MacArthur Blvd., Suite 250
Irvine, CA 92612
t: 949 296 0450 f: 949 296 0437

WALBERN DEVELOPMENTS

SHOPS BUILDING
YUCCA VALLEY, CA
WALBERN DEVELOPMENT
20140727.0

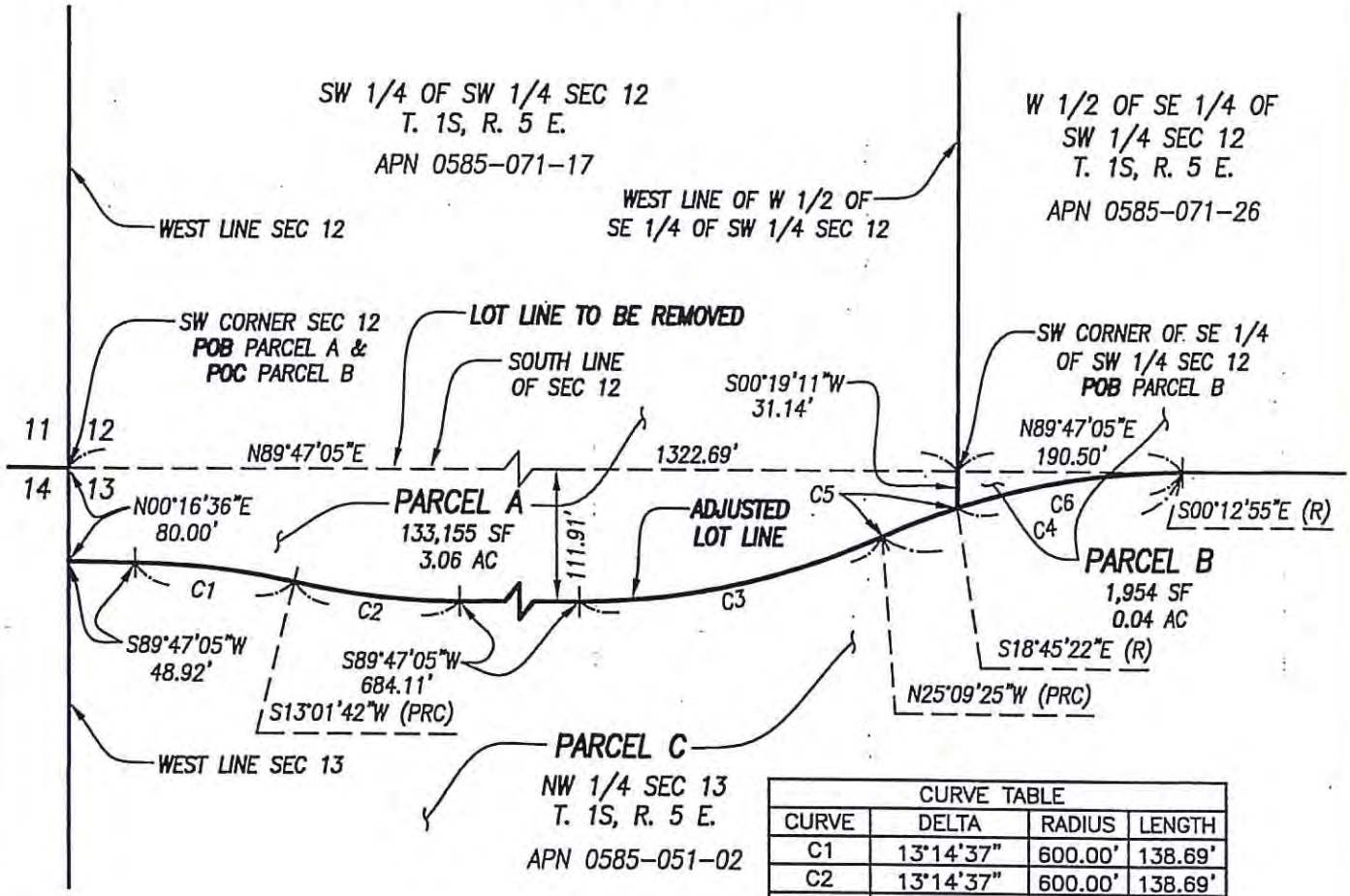
SHOPS
SCALE: 1/8" = 1' - 0"

12.09.14

PROPERTY PLOT

EXHIBIT "B"

SHEET 1 OF 1



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	13°14'37"	600.00'	138.69'
C2	13°14'37"	600.00'	138.69'
C3	24°56'30"	600.00'	261.19'
C4	24°56'30"	600.00'	261.19'
C5	6°24'03"	600.00'	67.03'
C6	18°32'27"	600.00'	194.16'

NOTE:
THERE MAY BE EASEMENTS OF RECORD DELINEATED AND REFERENCED ON THE UNDERLYING MAP OR THERE MAY BE EASEMENTS WITHIN THE AREA BEING ADJUSTED THAT ARE NOT SHOWN ON THIS DOCUMENT.

PREPARED BY NOLTE ASSOCIATES:

WILLIAM H. WARNER, R.C.E. 23256
LIC. EXP. 12/31/13

INFORMATION PORTION:

SCALE 1"=150'

APPLICANT NAME: COPPER HILLS HOMES PH (760) 365 - 2994 PROPOSED No. OF NEW LOTS 3

ASSESSOR PARCEL NUMBER(S 0585-071-17, 0585-071-26 & 0585-051-02

TOWNSHIP 1N RANGE 6E SECTION 12 NW NE (SW) SE Quarter (Circle One)

YVB021300

IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CUFORNIA.

TRACT MAP NO. 17862

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

NIV15

YUCCA VALLEY, CALIFORNIA
MAY 2014

OWNER'S STATEMENT, ACKNOWLEDGEMENT, AND AGREEMENT

WE HEREBY STATE WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SUBDIVIDED AS SHOWN ON THE ANNEXED MAP AS REQUIRED BY SECTION 66445 (e) OF THE SUBDIVISION MAP ACT, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS TRACT MAP.

WE HEREBY IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY, THE PUBLIC IN GENERAL, AND TO ANY OF THE SEVERAL PUBLIC UTILITY COMPANIES WHICH ARE AUTHORIZED TO SERVICE IN SAID SUBDIVISION, AN EASEMENT FOR PUBLIC ROADS, COUNTY HIGHWAYS AND PUBLIC UTILITY PURPOSES IN, UNDER, OVER, THROUGH AND ACROSS LOTS "A", "C", "G", "K", "L", "M", "N", "O", "P" AND "Q" ON THE ANNEXED MAP. THE DEDICATED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN PARAMOUNT TO THE SUPERIOR RIGHTS OF THE TOWN OF YUCCA VALLEY.

WE ALSO IRREVOCABLY OFFER TO DEDICATE TO THE TOWN OF YUCCA VALLEY AND EASEMENT FOR DRAINAGE PURPOSES IN, UNDER, OVER, THROUGH, AND ACROSS LOT "D" AS SHOWN ON THE ANNEXED MAP.

WE HEREBY RETAIN LOT "A" AS "PRIVATE SEWAGE TREATMENT PLANT" AS SHOWN ON THE ANNEXED MAP FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS "B", "D" AND "K" FOR DRAINAGE PURPOSES AS SHOWN ON THE ANNEXED MAP FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN LOTS "B", "E" AND "F" AS "COMMON OPEN SPACE" AS SHOWN ON THE ANNEXED MAP FOR PRIVATE USE FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND LOT OWNERS WITHIN THIS TRACT MAP.

OWNER:
COPPER HILLS HOMES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

(SIGNATURE)	(SIGNATURE)
(PRINTED NAME)	(PRINTED NAME)
(PRINTED TITLE)	(PRINTED TITLE)
(SIGNATURE)	(SIGNATURE)
(PRINTED NAME)	(PRINTED NAME)
(PRINTED TITLE)	(PRINTED TITLE)

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

_____ SIGNATURE: _____
NAME PRINTED

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

_____ SIGNATURE _____
NAME PRINTED

ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF COPPER HILLS HOMES ON 1/2/2013. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN SUCH POSITIONS ON OR BEFORE ___, IN COMPLIANCE WITH SECTIONS 24416 AND 24418 OF THE SUBDIVISION MAP ACT AND WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THE SURVEY IS TRUE AND COMPLETE AS SHOWN.

_____
WILLIAM H. BRANDL, R.C.E. 23256
MY LICENSE EXPIRES DECEMBER 31, 2013

DATED: _____

TOWN ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT MAP NO. 17862 CONSISTING OF 10 SHEETS; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPEARED ON THE TENTATIVE MAP AND APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED: _____

BY: _____
NOEL ONSLEY, ACTING TOWN ENGINEER
R.C.E. 33000, EXP. 06/30/13

TOWN SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE WITHIN MAP OF TRACT MAP NO. 17862, CONSISTING OF 10 SHEETS, AND AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: _____

BY: _____
NOEL ONSLEY, ACTING TOWN SURVEYOR
L.S. 8772, EXP. 06/30/13

LICENSED LAND SURVEYOR
NOEL ONSLEY
No. 8772
EXP. 6-30-13
STATE OF CALIFORNIA

BOARD OF SUPERVISORS' CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF $_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THE APPROVED MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY, BUT NOT YET PAYABLE, AND THAT THE SUBDIVIDER HAS FILED WITH ME A CERTIFICATE BY THE PROPER OFFICER GIVING HIS ESTIMATE OF THE AMOUNT OF SAID TAXES AND ASSESSMENTS, AND SAID BOND IS HEREBY ACCEPTED.

DATED _____

DENNIS M. SMITH, CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SAN BERNARDINO

BY: _____, DEPUTY

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN UPON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, ESTIMATED TO BE $_____.

DATED: _____

LARRY WALKER, COUNTY AUDITOR/CONTROLLER
COUNTY OF SAN BERNARDINO

BY: _____, DEPUTY

TOWN CLERK'S ACCEPTANCE STATEMENT

I, LESLEY COPELAND, TOWN CLERK OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, HEREBY CERTIFY THAT SAID TOWN COUNCIL AT ITS REGULAR MEETING HELD ON _____, APPROVED THE ANNEXED MAP OF TRACT MAP NO. 17862, AND ACCEPTS ON BEHALF OF THE PUBLIC THE EASEMENTS IN, UNDER, OVER, THROUGH AND ACROSS HH AS DEDICATED HEREON.

BY: _____
LESLEY COPELAND — DATE
TOWN CLERK
TOWN OF YUCCA VALLEY, CALIFORNIA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER _____

ON _____ DAY OF _____, 20____, AT _____ M.

BOOK _____ OF RECORDS OF SURVEY AT PAGE _____ AT THE REQUEST OF

_____

IN THE AMOUNT OF $_____

LARRY WALKER
AUDITOR/CONTROLLER-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

YV8021300

IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CLIFORNIA.

SHEET 2 OF 10

TRACT MAP NO. 17862

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

NIVIS

PALM DESERT, CALIFORNIA
APRIL 2014

EASEMENT DATA

1. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CABLES, & APPURTENANT PURPOSES PER DOCUMENT RECORDED 10/10/58, IN BOOK 4270, PAGE 301, O.R.
2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, CABLES & APPURTENANT PURPOSES PER DOCUMENT RECORDED 10/12/70, IN BOOK 7332, PAGE 172, O.R.
3. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, CABLES & APPURTENANT PURPOSES PER DOCUMENT RECORDED 7/24/74, IN BOOK 8473, PAGE 844, O.R.
4. AN EASEMENT IN FAVOR OF M-DESERT COUNTY WATER DISTRICT FOR WATER LINES & APPURTENANT PURPOSES PER DOCUMENT RECORDED 1/31/78, IN BOOK 8332, PAGE 2041, O.R.
5. 10-FOOT WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ADDITIONAL OR UNDERGROUND CONDUITS OR DUTY & WOODENTAL PURPOSES PER DOCUMENT RECORDED 1/18/94, AS INSTRUMENT NO. 93-011717, O.R.
6. AN EASEMENT IN FAVOR OF M-DESERT COUNTY WATER DISTRICT FOR CONSTRUCT, MAINTAIN, OPERATE, REPAIR, REPLACE, INSPECT, OPERATE A PIPELINE FOR WATER PURPOSES, WITH THE RIGHT OF ACCESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 12, 1979 IN BOOK 8440, PAGE 1194 OF O.R.
7. AN EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR MAINTENANCE AND OPERATION OF ELECTRIC LINES, TELEPHONE LINES, CABLES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 24, 1958 IN BOOK 4270, PAGE 89 OF O.R.

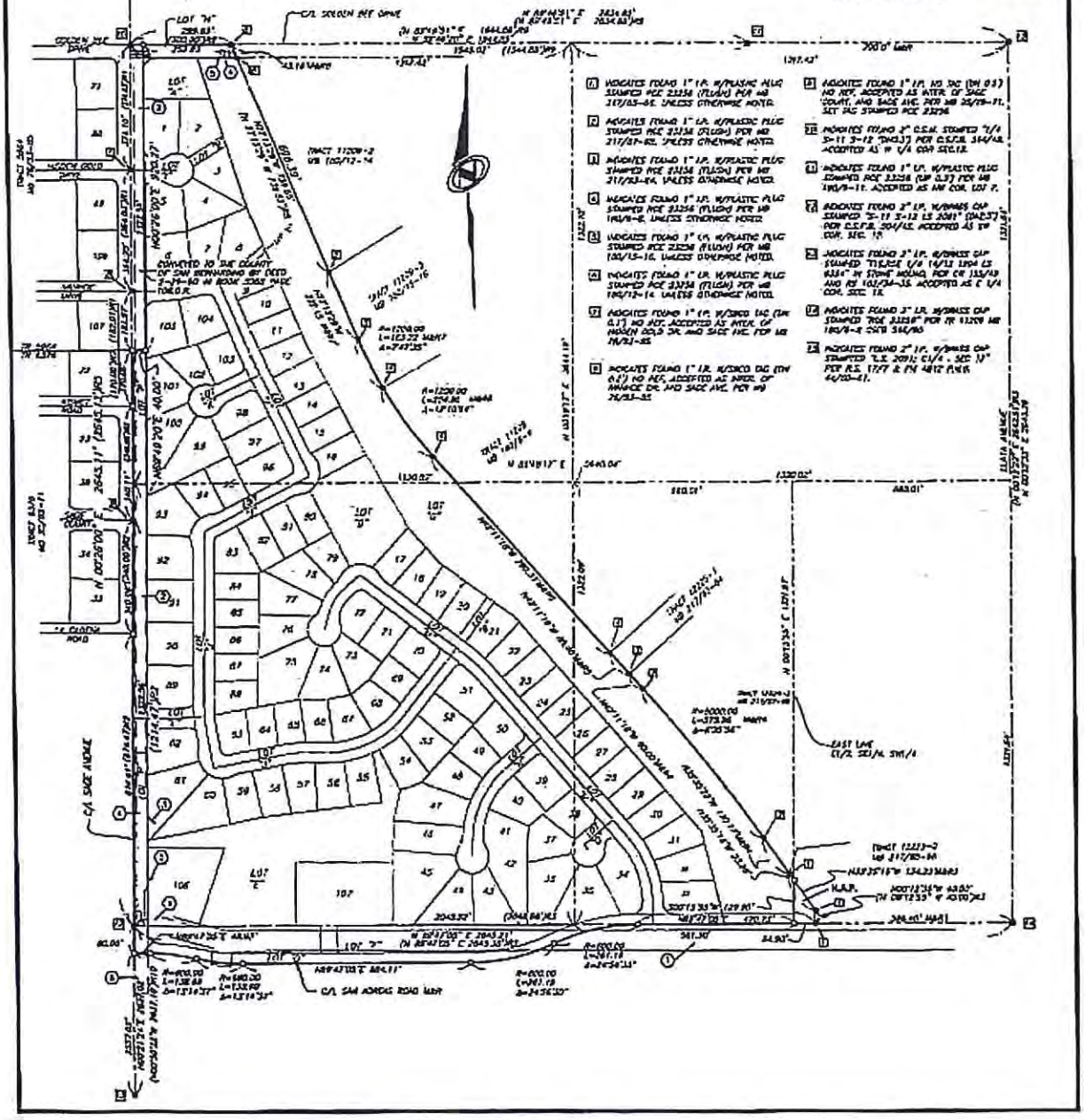
BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN HEREON IS THE WEST LINE OF THE SW 1/4 OF SEC. 12, T.1S., R.5E. PER M.B. 150/6-8, SEIRS N 00°25'00"E.

1 inch = 200 ft.

LEGEND

- ● INDICATES MONUMENT FOUND AS NOTED
- ○ INDICATES SET 1" I.P., 18" LONG, W/PLASTIC PLUG STAMPED RCE 23356 (PLUGS)
- C.S.M. INDICATES COUNTY SURVEYOR'S MONUMENT
- C.S.F.B. INDICATES COUNTY SURVEYOR'S FIELD BOOK
- M&M INDICATES MEASURED AND RECORD
- S&M INDICATES SEARCHED, MATCHING FOUND, MATCHING SET
- SET 1" I.P., 18" LONG W/PLASTIC PLUG STAMPED RCE 23356 (PLUGS) AT ALL REAR LOT CORNERS.
- SET LCM AND TAG STAMPED RCE 23356 AT THE PROLONGATION OF FRONT PROPERTY CORNERS IN TOP OF CURB
- R1 INDICATES RECORD DATA PER MB 72/23-33
- R2 INDICATES RECORD DATA PER MB 85/78-77
- R3 INDICATES RECORD DATA PER MB 217/03-65
- R4 INDICATES RECORD DATA PER MB 217/07-65
- R5 INDICATES RECORD DATA PER MB 217/03-64
- R6 INDICATES RECORD DATA PER MB 150/6-8
- R7 INDICATES RECORD DATA PER MB 180/73-18
- R8 INDICATES RECORD DATA PER MB 180/73-14
- R9 INDICATES RECORD DATA PER MB 180/7-11
- R10 INDICATES RECORD DATA PER MB 102/24-35
- N.A.P. INDICATES NOT A PART



IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY.
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

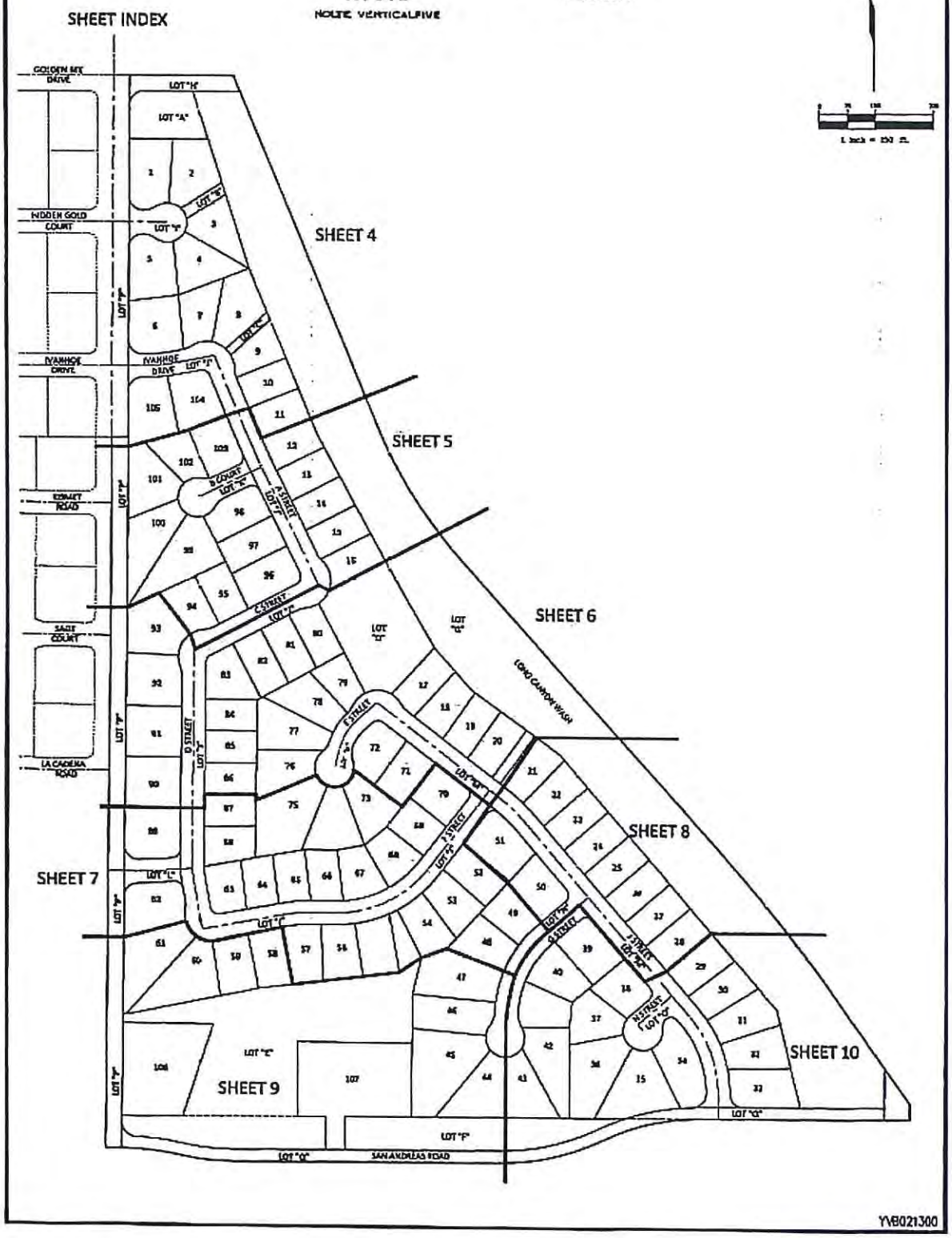
SHEET 3 OF 10 SHEETS
SEE SHEET 2 FOR LEGEND

TRACT MAP NO. 17862

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

N|V|S
NOLTE VERTICALFIVE

PALM DESERT, CALIFORNIA
APRIL 2014



YVB021300

IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

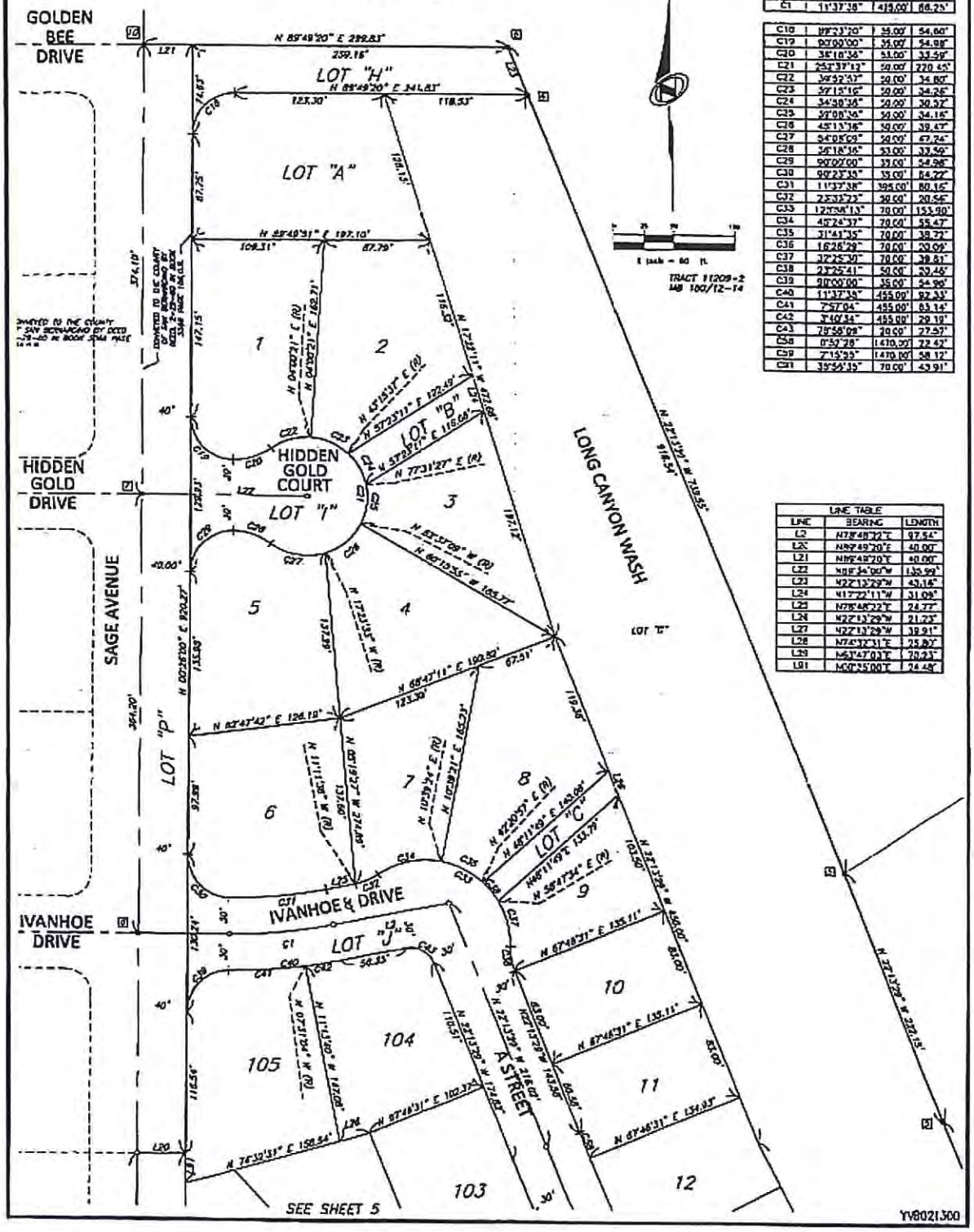
SHEET 4 OF 10 SHEETS
SEE SHEET 2 FOR LEGEND

TRACT MAP NO. 17862

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

N|V|5
NOLTE VERTICALFIVE

PALM DESERT, CALIFORNIA
APRIL 2014



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°37'38"	415.00'	88.25'
C10	89°23'20"	35.00'	54.60'
C19	90°00'00"	35.00'	54.98'
C20	38°18'36"	53.00'	33.59'
C21	252°39'12"	50.00'	220.45'
C22	39°52'53"	50.00'	34.80'
C23	39°15'16"	50.00'	34.26'
C24	34°38'36"	50.00'	30.52'
C25	39°08'36"	50.00'	34.16'
C26	45°13'16"	50.00'	39.47'
C27	54°05'59"	50.00'	47.24'
C28	36°18'36"	53.00'	33.59'
C29	90°00'00"	35.00'	54.98'
C30	90°23'35"	35.00'	54.22'
C31	11°37'38"	395.00'	80.15'
C32	23°32'23"	50.00'	20.56'
C33	127°58'13"	70.00'	153.50'
C34	45°24'37"	70.00'	55.47'
C35	31°41'35"	70.00'	38.72'
C36	16°26'28"	70.00'	20.09'
C37	32°25'30"	70.00'	39.61'
C38	23°25'41"	50.00'	20.45'
C39	90°00'00"	35.00'	54.98'
C40	11°37'38"	455.00'	92.33'
C41	7°57'04"	455.00'	63.14'
C42	3°40'34"	455.00'	29.19'
C43	78°58'08"	20.00'	27.57'
C58	0°52'28"	1410.00'	22.42'
C59	2°15'55"	1410.00'	58.12'
C61	35°55'35"	70.00'	43.91'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N78°48'32"E	97.54'
L20	N89°49'20"E	40.00'
L21	N89°49'20"E	40.00'
L22	N88°36'00"W	135.99'
L23	N22°13'29"W	43.16'
L24	N17°22'11"W	31.09'
L25	N78°48'32"E	24.77'
L26	N22°13'29"W	21.23'
L27	N22°13'29"W	38.91'
L28	N74°32'31"E	25.80'
L29	N63°47'03"E	70.23'
L81	N00°25'00"E	24.48'

IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

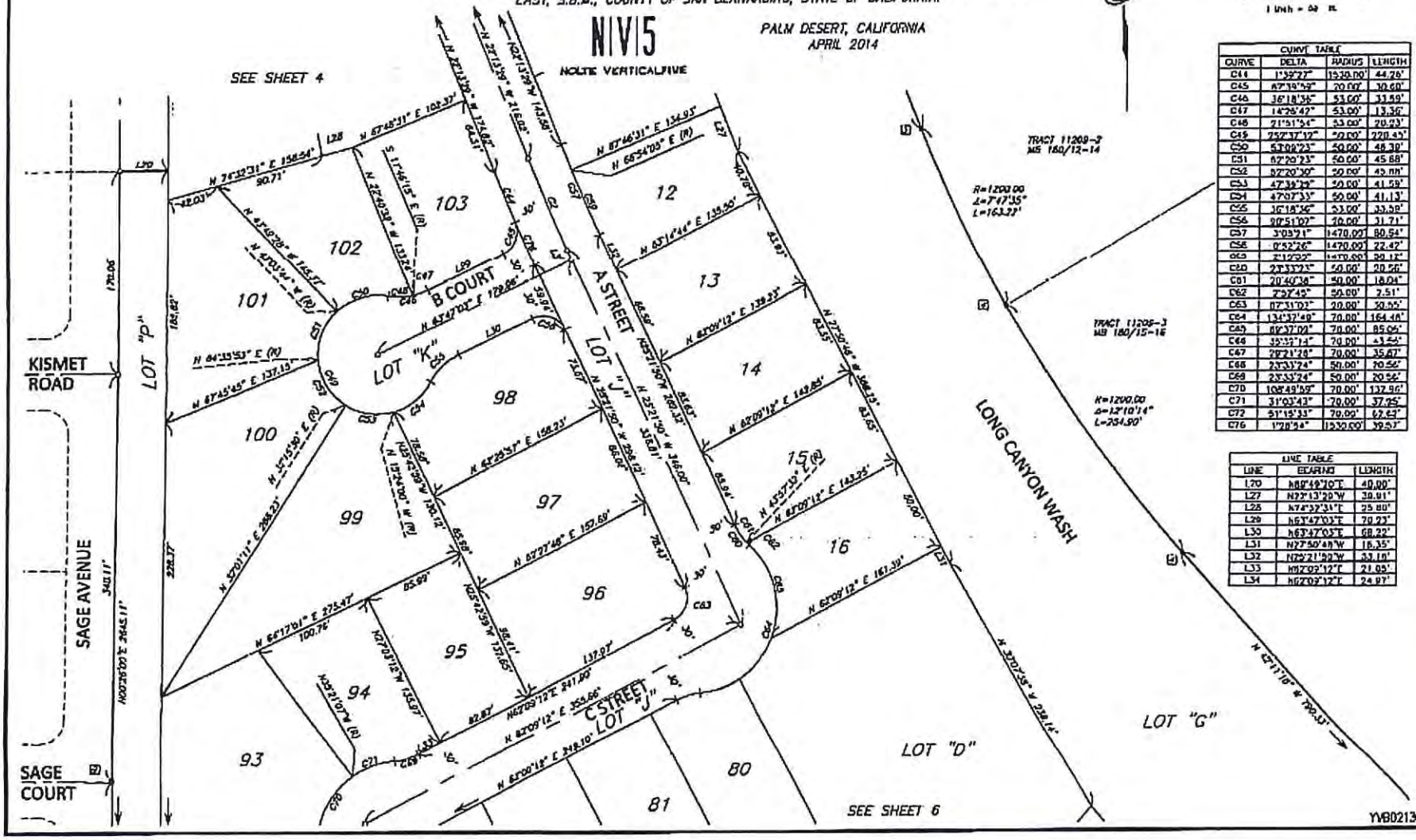
TRACT MAP NO. 17862

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

NOLTE VERTICALFIVE

PALM DESERT, CALIFORNIA
APRIL 2014

SHEET 5 OF 10 SHEETS
SEE SHEET 2 FOR LEGEND



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C44	1°59'27"	1530.00'	44.26'
C45	87°39'58"	20.00'	30.60'
C46	36°18'36"	53.00'	33.59'
C47	14°26'42"	53.00'	13.36'
C48	21°51'54"	53.00'	20.23'
C49	252°37'17"	50.00'	220.45'
C50	52°08'23"	50.00'	45.30'
C51	52°20'23"	50.00'	45.68'
C52	52°20'30"	50.00'	45.68'
C53	47°38'29"	50.00'	41.59'
C54	47°07'33"	50.00'	41.13'
C55	36°18'36"	53.00'	33.59'
C56	20°51'07"	50.00'	21.71'
C57	3°03'21"	1470.00'	80.54'
C58	0°52'26"	1470.00'	22.42'
C59	2°12'22"	1470.00'	56.12'
C60	23°33'23"	50.00'	20.56'
C61	20°46'38"	50.00'	18.04'
C62	7°37'45"	50.00'	7.51'
C63	87°31'02"	20.00'	30.55'
C64	134°32'48"	70.00'	164.48'
C65	69°37'09"	70.00'	85.06'
C66	35°33'14"	70.00'	43.44'
C67	29°21'28"	70.00'	35.87'
C68	23°33'24"	50.00'	20.56'
C69	23°33'24"	50.00'	20.56'
C70	108°49'59"	70.00'	132.96'
C71	31°03'43"	70.00'	37.95'
C72	51°15'33"	70.00'	62.63'
C76	1°28'54"	1530.00'	39.57'

LINE TABLE		
LINE	BEARING	LENGTH
L70	N89°49'20"E	40.00'
L27	N22°13'20"W	30.91'
L28	N74°32'31"E	25.80'
L29	N63°47'03"E	70.23'
L30	N63°47'03"E	68.22'
L31	N27°50'48"W	16.35'
L32	N25°21'50"W	33.18'
L33	N62°09'12"E	21.05'
L34	N62°09'12"E	24.97'

YVB021300

IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TRACT MAP NO. 17862

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

NV5

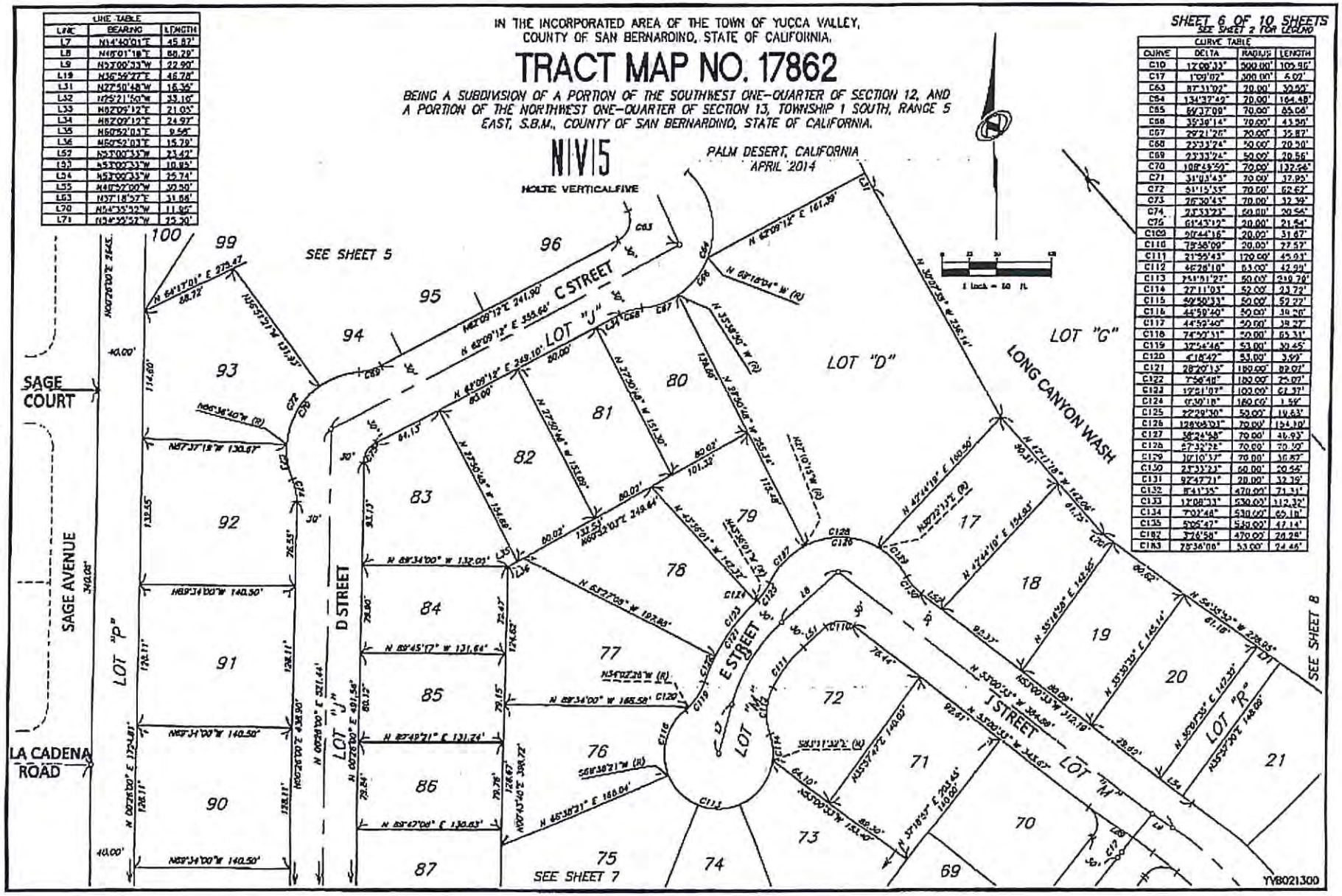
HOLTE VERTICALFIVE

PALM DESERT, CALIFORNIA
APRIL 2014

SHEET 6 OF 10 SHEETS
SEE SHEET 2 FOR LEGEND

LINE TABLE		
LINE	BEARING	LENGTH
L7	N14°40'01"E	45.87'
L8	N48°01'18"E	68.29'
L9	N53°00'33"W	22.90'
L19	N36°59'27"E	46.78'
L31	N27°50'48"W	16.35'
L32	N25°21'50"W	33.10'
L33	N62°09'12"E	21.05'
L34	N62°09'12"E	24.97'
L35	N60°52'03"E	9.56'
L36	N60°52'03"E	15.79'
L52	N53°00'33"W	23.42'
L53	N53°00'33"W	10.85'
L54	N53°00'33"W	25.74'
L55	N40°52'00"W	30.50'
L63	N37°18'57"E	31.66'
L70	N54°35'52"W	11.95'
L71	N54°35'52"W	25.30'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	12°08'33"	500.00'	105.96'
C17	1°09'02"	300.00'	6.02'
C63	87°31'02"	20.00'	30.55'
C64	134°37'49"	70.00'	164.48'
C65	69°37'09"	70.00'	85.06'
C66	35°39'14"	70.00'	43.58'
C67	29°21'26"	70.00'	35.87'
C68	23°33'24"	50.00'	20.50'
C69	23°33'24"	50.00'	20.56'
C70	108°45'50"	70.00'	132.56'
C71	31°03'43"	70.00'	37.95'
C72	51°15'35"	70.00'	62.62'
C73	26°30'43"	70.00'	32.39'
C74	23°33'23"	50.00'	20.56'
C75	61°43'12"	20.00'	21.54'
C109	90°44'16"	20.00'	31.67'
C110	78°58'09"	20.00'	27.57'
C111	21°55'43"	120.00'	45.93'
C112	46°28'10"	53.00'	42.99'
C113	254°51'27"	50.00'	219.79'
C114	27°11'03"	52.00'	23.72'
C115	59°50'33"	50.00'	52.22'
C116	44°59'40"	50.00'	39.20'
C117	44°59'40"	50.00'	38.27'
C118	74°59'31"	50.00'	65.31'
C119	37°54'46"	53.00'	30.45'
C120	4°18'42"	53.00'	3.99'
C121	28°20'13"	180.00'	89.07'
C122	7°56'48"	180.00'	25.07'
C123	12°51'07"	100.00'	62.37'
C124	0°30'18"	180.00'	1.59'
C125	22°29'30"	50.00'	19.63'
C126	126°05'03"	70.00'	154.10'
C127	38°24'58"	70.00'	46.93'
C128	57°32'28"	70.00'	70.30'
C129	30°10'37"	70.00'	36.87'
C130	23°33'23"	60.00'	20.56'
C131	92°47'21"	20.00'	32.39'
C132	8°41'35"	470.00'	71.31'
C133	12°08'33"	530.00'	112.32'
C134	7°02'48"	530.00'	65.18'
C135	5°05'47"	530.00'	47.14'
C182	3°26'58"	470.00'	28.29'
C183	28°36'08"	53.00'	24.46'



IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TRACT MAP NO. 17862

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

NIV5

NOLTE VERTICALFIVE

PALM DESERT, CALIFORNIA
APRIL 2014

SHEET 7 OF 10 SHEETS
SEE SHEET 2 FOR LEGEND

LINE TABLE		
LINE	BEARING	LENGTH
L4	N89°34'00"W	15.02'
L5	N29°01'29"E	97.67'
L9	N53°00'33"W	22.90'
L37	N20°20'00"E	16.65'
L38	N10°21'27"W	34.90'
L39	N10°21'27"W	62.98'
L40	N79°38'33"E	30.14'
L41	N79°38'33"E	16.64'
L42	N89°34'00"W	66.84'
L43	N89°34'00"W	31.94'
L44	N89°34'00"W	34.90'
L45	N79°38'33"E	15.12'
L46	N89°34'00"W	66.84'
L47	N89°34'00"W	61.93'
L48	N89°34'00"W	4.92'
L49	N36°08'29"E	22.78'
L50	N36°08'29"E	17.87'
L51	N40°01'18"E	27.10'
L52	N53°00'33"W	23.42'
L53	N53°00'33"W	10.95'
L54	N53°00'33"W	25.74'
L55	N40°52'00"W	30.50'
L56	N48°55'45"E	10.03'

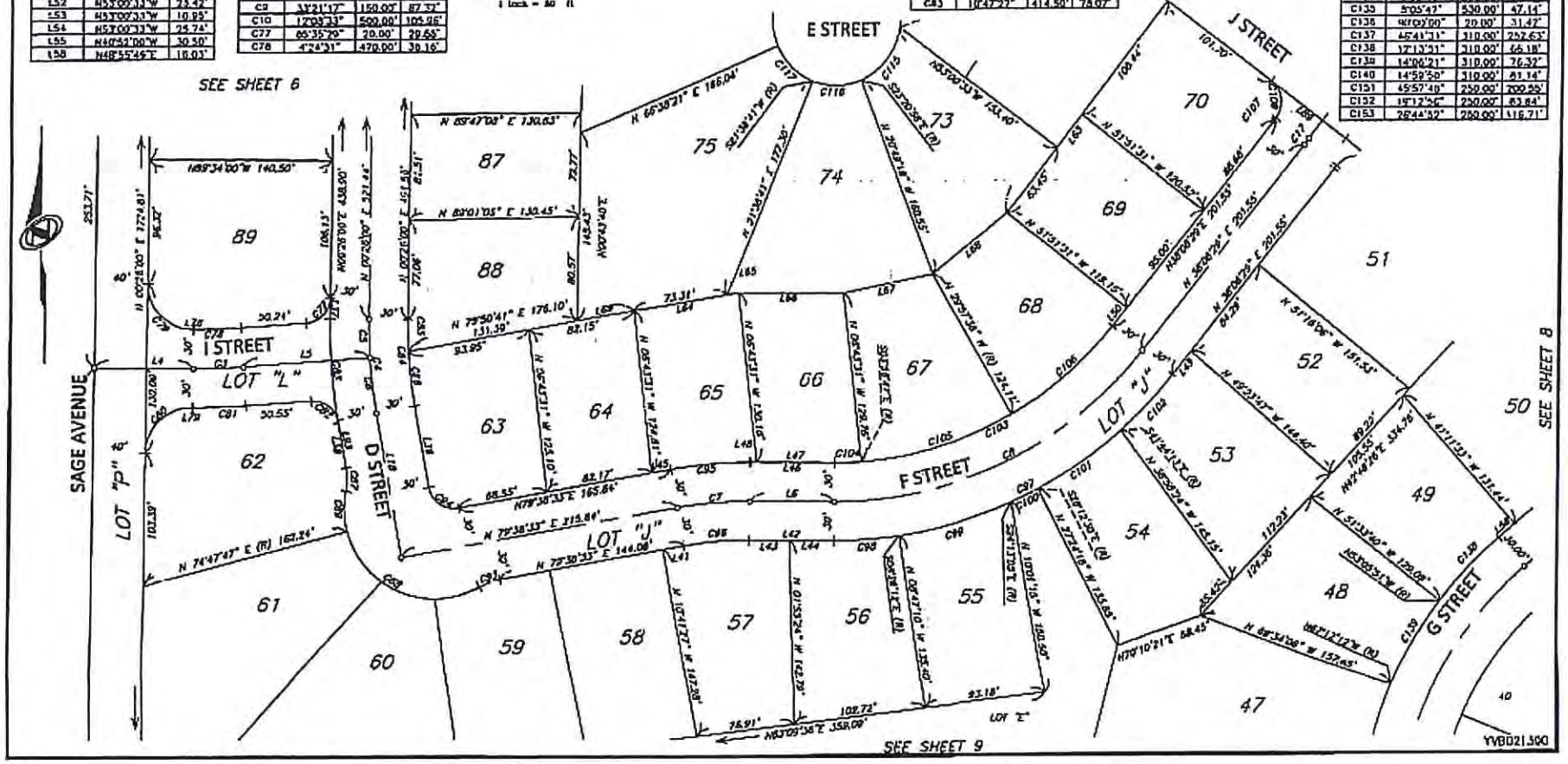
LINE TABLE		
LINE	BEARING	LENGTH
L63	N37°18'37"E	31.30'
L64	N80°37'58"E	82.09'
L65	N80°37'58"E	8.78'
L66	N88°20'24"W	82.50'
L67	N78°31'39"E	70.88'
L68	N50°14'01"E	73.92'
L80	N79°50'41"E	44.71'
L78	N89°34'00"W	0.82'
L79	N89°34'00"W	0.82'
L89	N53°00'33"W	72.82'
L93	N10°21'27"W	36.61'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	4°24'31"	500.00'	38.47'
C5	4°24'31"	384.50'	29.59'
C6	6°22'56"	384.50'	42.63'
C7	10°47'27"	300.00'	56.50'
C8	52°17'31"	300.00'	273.80'
C9	33°21'17"	150.00'	87.32'
C10	12°09'23"	500.00'	105.96'
C77	65°35'29"	20.00'	29.65'
C78	4°24'31"	470.00'	36.16'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C79	90°00'00"	35.00'	54.99'
C80	90°00'00"	35.00'	54.99'
C81	4°24'31"	530.00'	40.78'
C82	83°37'04"	20.00'	29.19'
C83	10°47'27"	414.50'	78.07'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C84	10°47'27"	354.50'	66.76'
C85	3°57'06"	354.50'	24.45'
C86	6°47'21"	354.50'	42.32'
C87	21°04'07"	50.00'	18.38'
C88	130°23'37"	70.00'	159.35'
C89	25°54'53"	70.00'	31.66'
C90	38°17'55"	70.00'	46.81'
C91	35°35'39"	70.00'	43.41'
C92	28°16'14"	70.00'	35.76'
C93	18°21'50"	50.00'	16.89'
C94	90°00'00"	20.00'	31.42'
C95	10°47'27"	330.00'	62.15'
C96	10°47'27"	270.00'	50.85'
C97	57°17'31"	330.00'	301.18'
C98	8°55'12"	330.00'	51.38'
C99	15°43'33"	330.00'	90.61'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C100	3°50'25"	330.00'	22.98'
C101	13°31'43"	330.00'	77.92'
C102	11°07'18"	330.00'	58.30'
C103	57°17'31"	270.00'	246.42'
C104	4°22'47"	270.00'	20.64'
C105	26°00'51"	270.00'	122.59'
C106	21°53'53"	270.00'	103.19'
C107	0°24'46"	270.00'	1.95'
C108	0°29'25"	330.00'	2.82'
C109	90°46'16"	20.00'	31.67'
C115	50°50'33"	50.00'	52.32'
C116	46°59'40"	50.00'	39.58'
C117	46°59'40"	50.00'	39.27'
C131	97°47'21"	20.00'	32.39'
C132	8°41'15"	470.00'	71.31'
C133	17°08'33"	530.00'	112.32'
C134	7°07'46"	530.00'	65.18'
C135	5°05'47"	530.00'	47.14'
C136	90°00'00"	20.00'	31.42'
C137	46°41'31"	310.00'	252.63'
C138	12°13'31"	310.00'	66.18'
C139	14°06'21"	310.00'	76.32'
C140	14°59'50"	310.00'	81.14'
C151	45°57'40"	250.00'	200.55'
C152	19°12'36"	250.00'	83.84'
C153	26°44'52"	250.00'	116.71'



IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TRACT MAP NO. 17862

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

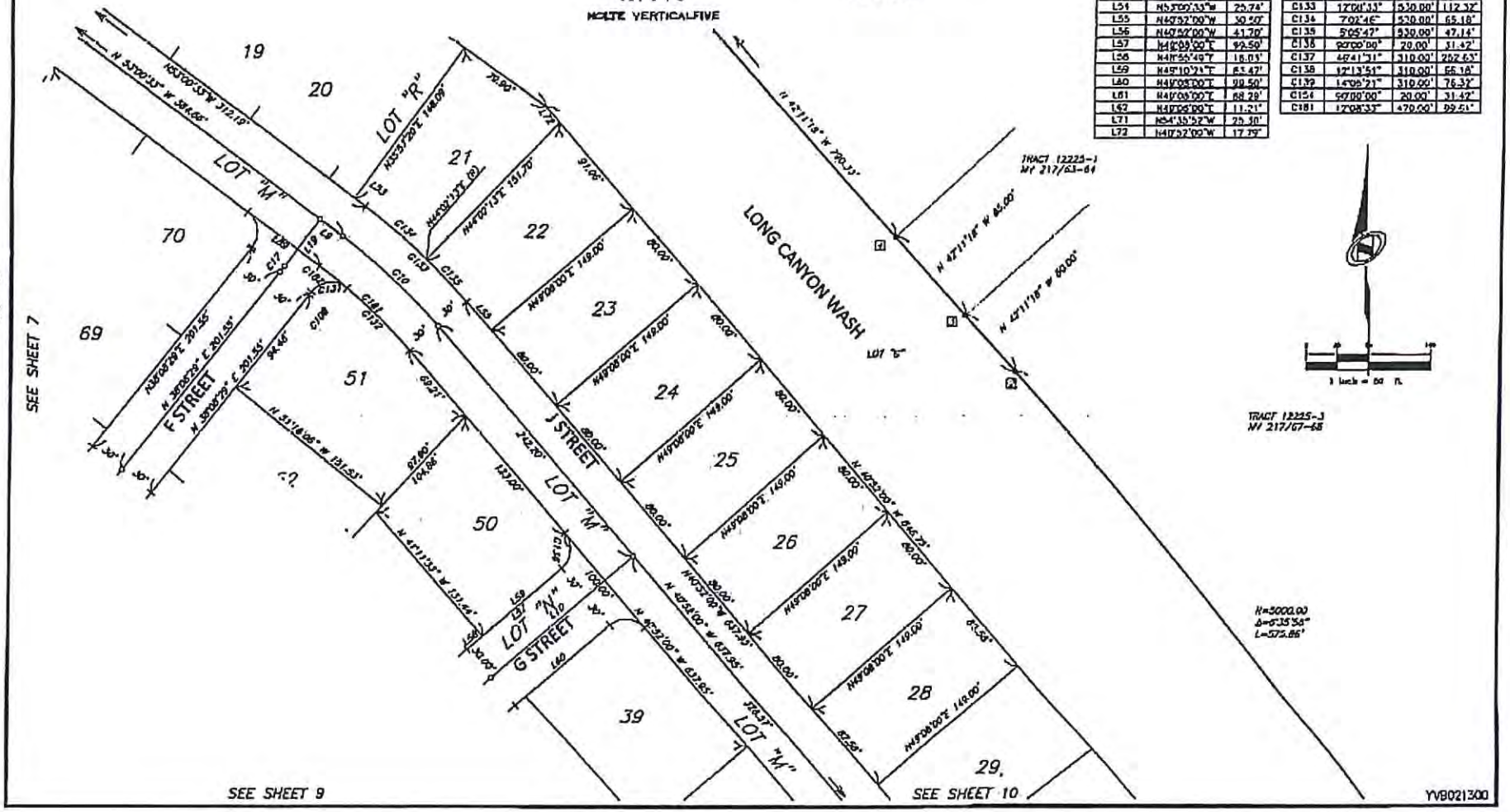
N|V|5
HOLTE VERTICALFIVE

PALM DESERT, CALIFORNIA
APRIL 2014

SHEET 8 OF 10 SHEETS
SEE SHEET 2 FOR LEGEND

LINE TABLE		
LINE	BEARING	LENGTH
L9	N53°00'33"W	22.95'
L10	N49°00'00"E	149.59'
L11	N35°59'27"E	46.76'
L48	N88°34'00"W	4.92'
L49	N38°08'20"E	77.78'
L50	N38°08'20"E	17.87'
L51	N46°01'10"E	77.10'
L52	N53°00'33"W	23.42'
L53	N53°00'33"W	10.95'
L54	N53°00'33"W	25.74'
L55	N40°52'00"W	30.50'
L56	N40°52'00"W	41.70'
L57	N49°09'00"E	99.50'
L58	N41°55'49"E	16.05'
L59	N45°10'21"E	65.47'
L60	N49°09'00"E	98.50'
L61	N49°09'00"E	68.29'
L67	N49°09'00"E	11.21'
L71	N54°35'52"W	25.30'
L72	N40°52'00"W	17.79'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	12°08'33"	500.00'	105.96'
C17	1°09'02"	300.00'	6.02'
C101	13°33'43"	330.00'	77.97'
C102	10°07'18"	330.00'	58.30'
C107	0°24'46"	270.00'	1.95'
C108	0°29'25"	330.00'	2.82'
C109	90°44'16"	20.00'	31.67'
C131	92°47'21"	20.00'	32.39'
C132	11°41'55"	470.00'	71.31'
C133	12°08'33"	530.00'	112.32'
C134	7°02'46"	530.00'	65.18'
C135	5°05'47"	530.00'	47.14'
C136	90°00'00"	20.00'	31.42'
C137	46°41'31"	310.00'	252.63'
C138	12°13'51"	310.00'	66.18'
C139	14°06'21"	310.00'	76.32'
C156	90°00'00"	20.00'	31.42'
C181	12°08'33"	470.00'	99.61'



IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TRACT MAP NO. 17862

BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 12, AND A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 5 EAST, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

NIV|5
NOLTE VERTICALFIVE

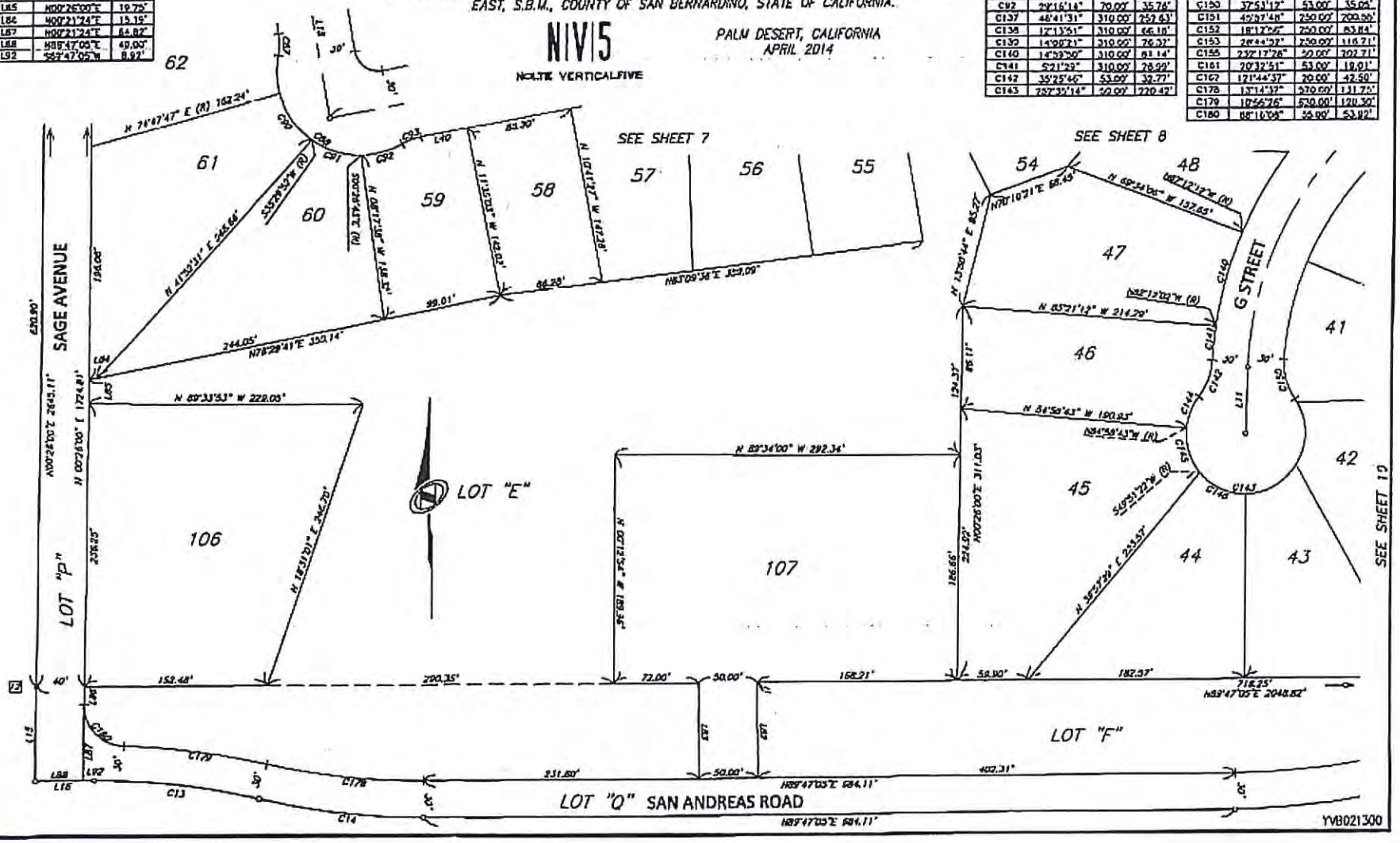
PALM DESERT, CALIFORNIA
APRIL 2014

1 inch = 50 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L5	N86°01'29"E	97.67'
L11	N01°30'59"E	55.19'
L15	N00°21'24"E	80.00'
L16	N89°47'05"E	48.92'
L62	N00°12'55"W	81.91'
L63	N00°12'55"W	81.91'
L64	N78°29'41"E	7.09'
L65	N00°26'00"E	19.75'
L66	N00°21'24"E	15.15'
L67	N00°21'24"E	64.82'
L68	N89°47'05"E	49.00'
L92	S89°47'05"W	8.92'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	13°14'37"	600.00'	138.60'
C14	13°14'37"	600.00'	138.60'
C88	130°25'37"	70.00'	159.35'
C89	29°54'53"	70.00'	31.65'
C90	37°17'55"	70.00'	48.01'
C91	35°56'35"	70.00'	43.91'
C92	29°16'14"	70.00'	35.76'
C137	48°41'31"	310.00'	257.63'
C138	12°13'51"	310.00'	66.18'
C139	14°00'21"	310.00'	76.32'
C140	14°59'50"	310.00'	81.14'
C141	5°21'29"	310.00'	28.99'
C142	35°25'46"	53.00'	32.77'
C143	257°35'14"	50.00'	220.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C144	32°50'58"	50.00'	28.67'
C145	45°09'55"	50.00'	39.41'
C146	50°04'16"	50.00'	43.70'
C147	68°15'19"	50.00'	59.84'
C148	67°28'13"	50.00'	54.97'
C149	3°48'34"	50.00'	3.30'
C150	37°53'12"	53.00'	35.05'
C151	45°57'48"	250.00'	200.55'
C152	18°17'56"	250.00'	83.84'
C153	28°44'52"	250.00'	116.71'
C155	232°17'28"	50.00'	202.71'
C161	20°32'51"	53.00'	19.01'
C162	121°44'37"	20.00'	42.50'
C178	13°14'37"	570.00'	131.75'
C179	10°56'26"	630.00'	120.30'
C180	88°16'08"	35.00'	53.92'



IN THE INCORPORATED AREA OF THE TOWN OF YUCCA VALLEY,
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

TRACT MAP NO. 17862

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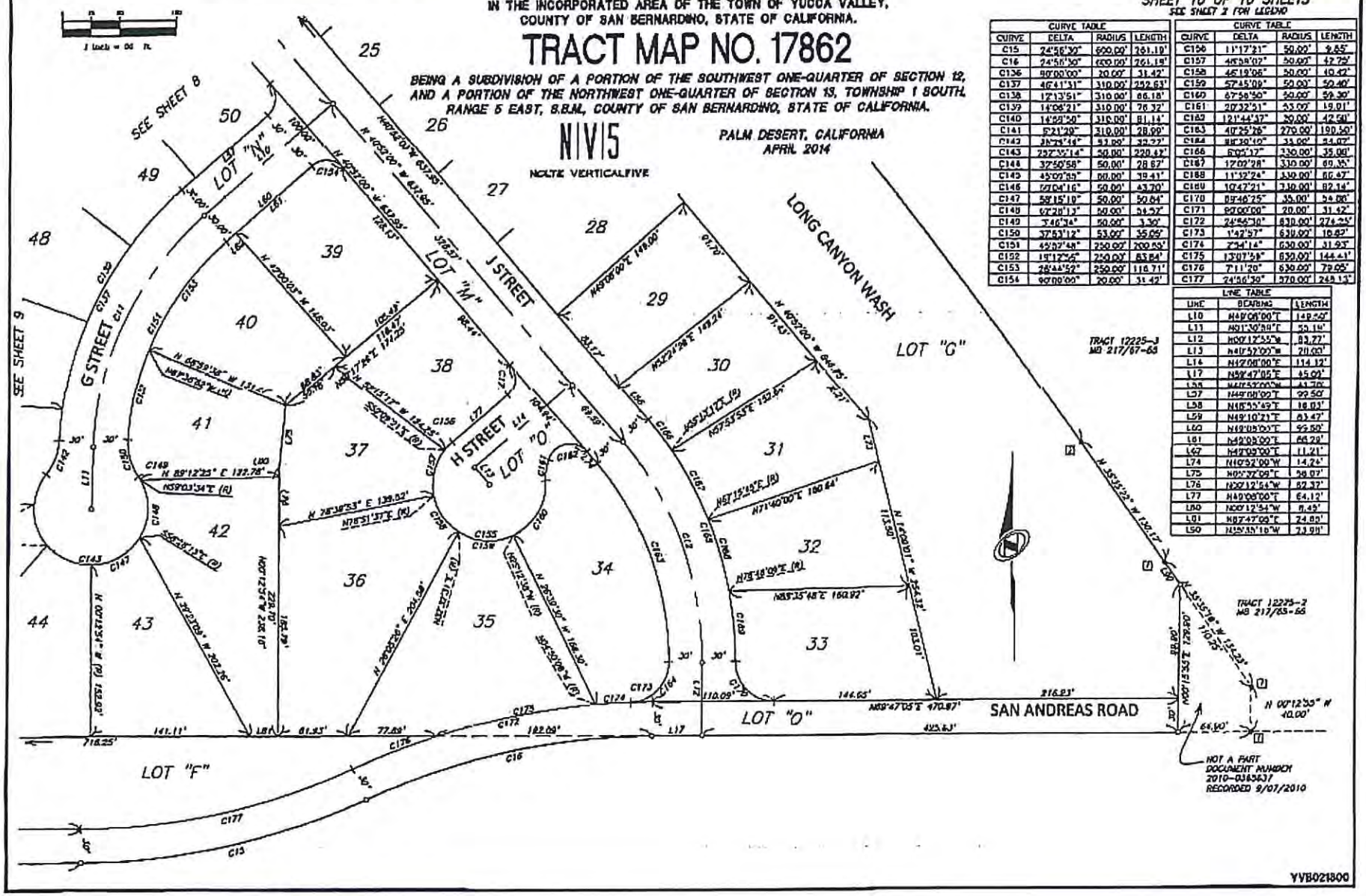
NV5

NOLTE VERTICALFIVE

PALM DESERT, CALIFORNIA
APRIL 2014

SHEET 10 OF 10 SHEETS
SEE SHEET 2 FOR LEGEND



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	24°56'30"	600.00'	261.19'
C16	24°56'30"	600.00'	261.19'
C136	90°00'00"	20.00'	31.42'
C137	46°41'31"	310.00'	252.63'
C138	12°13'51"	310.00'	66.18'
C139	14°06'21"	310.00'	76.32'
C140	14°59'50"	310.00'	81.14'
C141	5°21'29"	310.00'	28.99'
C142	38°29'49"	53.00'	32.77'
C143	252°35'14"	50.00'	220.42'
C144	37°50'58"	50.00'	28.67'
C145	45°09'55"	50.00'	39.41'
C146	60°04'16"	50.00'	43.70'
C147	58°15'10"	50.00'	50.84'
C148	67°28'13"	50.00'	54.57'
C149	3°46'34"	50.00'	3.30'
C150	37°53'12"	53.00'	35.05'
C151	45°57'48"	250.00'	200.55'
C152	19°12'55"	250.00'	83.84'
C153	26°44'52"	250.00'	116.71'
C154	90°00'00"	20.00'	31.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C156	11°17'21"	50.00'	9.85'
C157	48°59'07"	50.00'	42.75'
C158	46°19'06"	50.00'	40.42'
C159	57°45'09"	50.00'	50.40'
C160	67°56'50"	50.00'	59.30'
C161	20°32'51"	53.00'	19.01'
C162	121°44'37"	20.00'	42.50'
C163	40°25'26"	270.00'	190.50'
C164	88°30'40"	35.00'	54.07'
C166	6°05'17"	330.00'	35.08'
C167	17°02'28"	330.00'	69.35'
C168	11°32'24"	330.00'	66.47'
C169	10°47'21"	330.00'	62.14'
C170	89°46'25"	35.00'	54.88'
C171	90°00'00"	20.00'	31.42'
C172	24°56'30"	630.00'	274.25'
C173	1°42'57"	630.00'	18.87'
C174	2°54'14"	630.00'	31.93'
C175	13°07'59"	630.00'	144.41'
C176	7°11'20"	630.00'	79.05'
C177	24°56'30"	570.00'	248.13'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N49°08'00"E	149.50'
L11	N01°30'59"E	55.19'
L12	N00°12'55"W	83.77'
L13	N40°57'00"W	20.00'
L14	N49°08'00"E	114.12'
L17	N59°47'05"E	45.00'
L55	N40°57'00"W	41.70'
L57	N49°08'00"E	99.50'
L58	N48°55'49"E	18.03'
L59	N49°10'21"E	83.47'
L60	N49°08'00"E	99.50'
L61	N49°08'00"E	86.29'
L67	N49°08'00"E	11.21'
L74	N40°52'00"W	14.24'
L75	N05°37'09"E	58.07'
L76	N00°12'54"W	82.37'
L77	N49°08'00"E	64.12'
L80	N00°12'54"W	8.45'
L81	N87°47'05"E	24.85'
L90	N35°35'16"W	23.98'

IN THE TOWN OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, CALIFORNIA

TENTATIVE PARCEL MAP NO. 19392

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, T 1 N, R6E, SBM

J. D. COLE & ASSOCIATES INC. MAY, 2012

N W E S

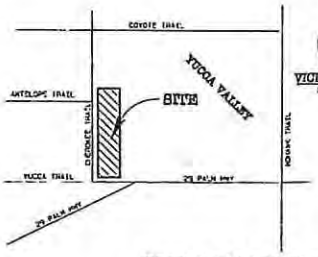
SCALE 1"=30'
0 30 60

SURVEYOR NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF YUCCA TRAIL BEING N 89°30'07" W PER RS 3/49
2. INDICATES FOUND MONUMENT AS NOTED
3. INDICATES SET MONUMENT AS NOTED
4. INDICATES RECORD DATA PER RS 3/49
5. INDICATES RECORD DATA PER MB 45/27
6. INDICATES EXISTING GROUND CONTOUR

BENCH MARK

SAN BERNARDINO BENCH MARK SBSM-01639
STD DISK STAMPED USGS R-721 RESET 1949
ON S. E. OF GRAND AVE. AND 63' N. OF 29 PALMS HWY.
ELEV.=3278.1170'



VICINITY MAP
NO SCALE

OWNER/APPLICANT

JEFF V. MURPHY AND PAMELA N. CONOY
56 COLONIAL DRIVE
RANCHO MIRAGE, CALIFORNIA 92270-1520

PROJECT DESCRIPTION

DIVISION OF TWO PARCELS, ONE FOR EXISTING APARTMENT COMPLEX AND ONE FOR VACANT LAND.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF THAT PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION WHICH IS 1168 FEET MEASURED ALONG SAID LINE FROM THE SOUTHEAST CORNER OF SAID SECTION, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LAND WHICH WAS CONVEYED TO THE COMMUNITY SERVICE CLUB OF YUCCA VALLEY BY DEED RECORDED SEPTEMBER 27, 1945, THENCE NORTH 0°29'55" EAST ALONG THE WEST LINE OF PROPERTY SO CONVEYED A DISTANCE OF 418 FEET; THENCE NORTH 89°30'07" WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 163.05 FEET; THENCE SOUTH 0°29'55" WEST 418 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89°30'07" EAST ALONG SAID SOUTH LINE 163.38 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 40 FEET CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED JANUARY 6, 1947 IN BOOK 1532, PAGE 249 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE WEST 30 FEET, AS CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED JANUARY 18, 1949, IN BOOK 2345, PAGE 339 OF OFFICIAL RECORDS.

SAID PROPERTY IS ALSO SHOWN ON LICENSED LAND SURVEYOR'S MAP, RECORDED IN BOOK 9, PAGE 49 RECORD OF SURVEYS.

LOT AREAS

EXISTING APN 594-081-34	49,103.89 SQ. FT.	1.13 ACRES
TOTAL NUMBER OF LOTS 1		
PROPOSED		
PARCEL 1	21,447.38 SQ. FT.	0.49 ACRES
PARCEL 2	28,416.51 SQ. FT.	0.64 ACRES

UTILITIES/SERVICES

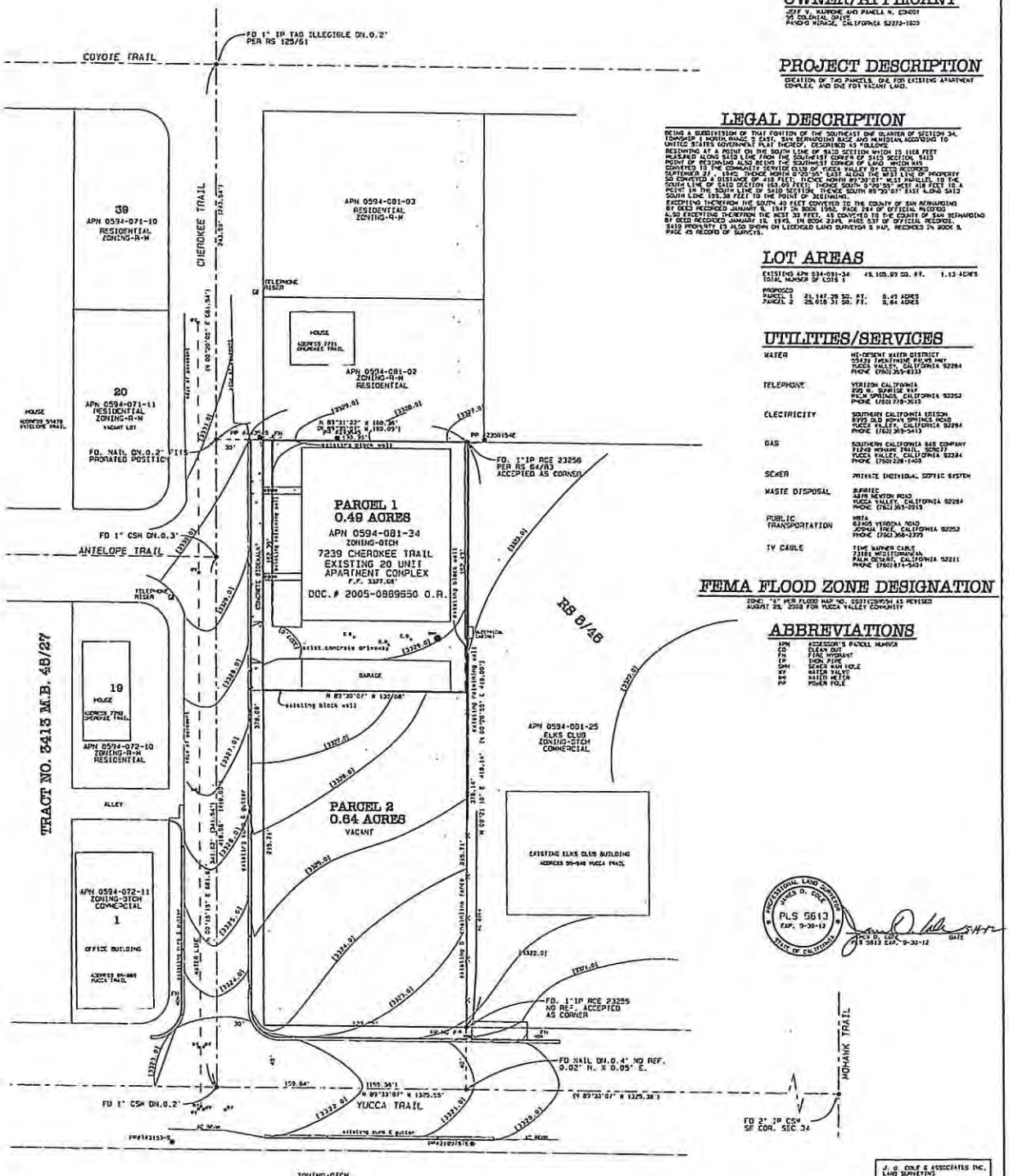
WATER	MI-DESERT WATER DISTRICT 55439 TWENTYNINE PALMS HWY YUCCA VALLEY, CALIFORNIA 92284 PHONE (760) 365-8333
TELEPHONE	VERIZON CALIFORNIA 200 N. SUNRISE WAY PALM SPRINGS, CALIFORNIA 92262 PHONE (760) 778-3615
ELECTRICITY	SOUTHERN CALIFORNIA EDISON 8900 OLD HOWY SPRINGS ROAD YUCCA VALLEY, CALIFORNIA 92284 PHONE (760) 369-5413
GAS	SOUTHERN CALIFORNIA GAS COMPANY 71240 MOHAWK TRAIL, SUITE 77 YUCCA VALLEY, CALIFORNIA 92284 PHONE (760) 228-1408
SEWER	PRIVATE INDIVIDUAL SEPTIC SYSTEM
WASTE DISPOSAL	SUPERIOR 4878 NEWTON ROAD YUCCA VALLEY, CALIFORNIA 92284 PHONE (760) 365-2915
PUBLIC TRANSPORTATION	MBTA 62400 VERBENA ROAD JOSHUA TREE, CALIFORNIA 92252 PHONE (760) 366-2375
TV CABLE	TIME WARNER CABLE 23181 MESITA TRAIL PALM DESERT, CALIFORNIA 92211 PHONE (760) 674-5434

FEMA FLOOD ZONE DESIGNATION

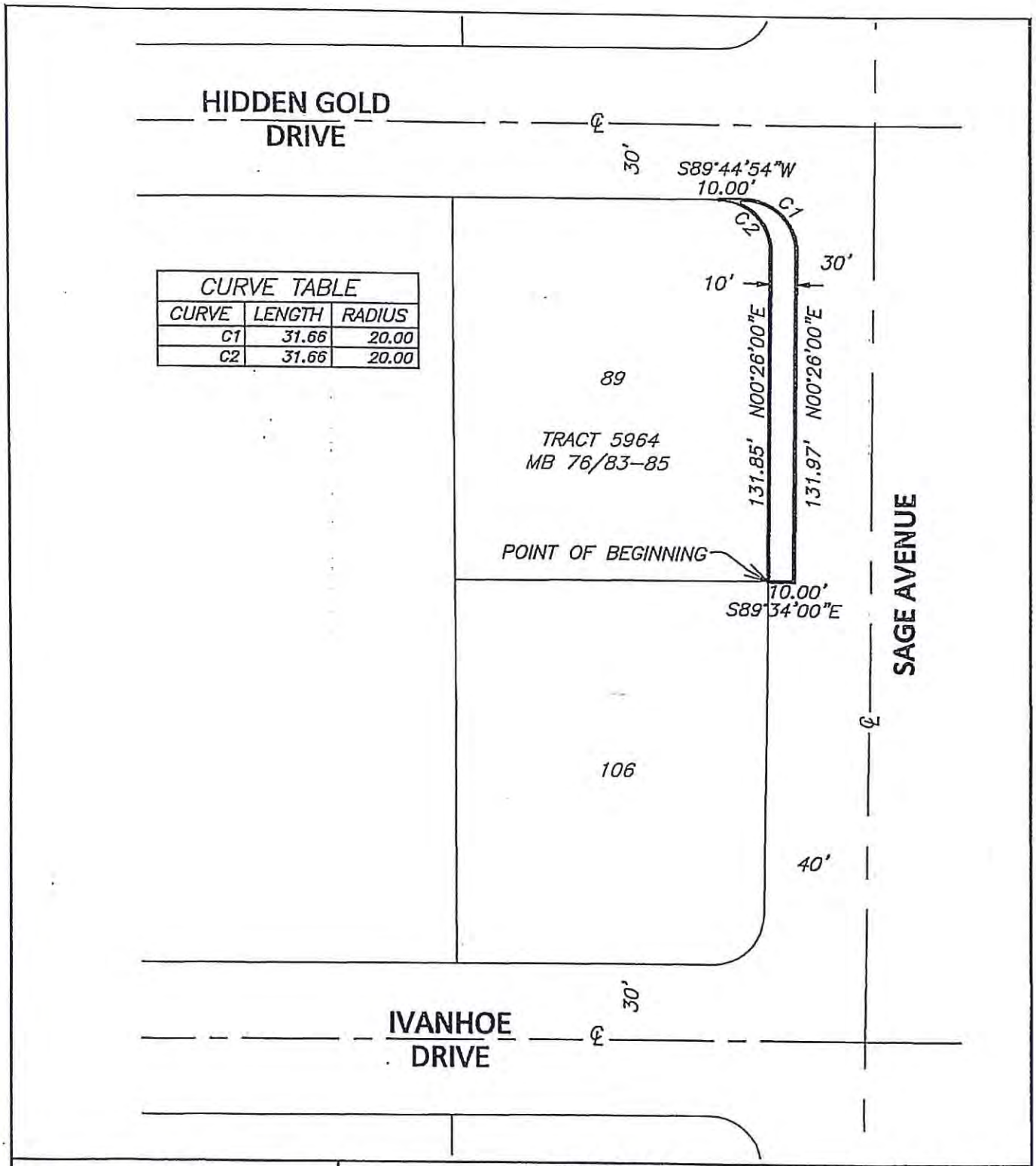
ZONE "X" PER FLOOD MAP NO. 06071C0895H AS REVISED AUGUST 28, 2008 FOR YUCCA VALLEY COMMUNITY

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
CO	CLEAN OUT
FH	FIRE HYDRANT
IP	IRON PIPE
SMH	SEWER MAN HOLE
WV	WATER VALVE
WM	WATER METER
PP	POWER POLE



J. D. COLE & ASSOCIATES INC.
LAND SURVEYING
P.O. BOX 1567
VISTA, CALIFORNIA 92085
(760) 727-0177
(760) 727 2250 FAX



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	31.66	20.00
C2	31.66	20.00

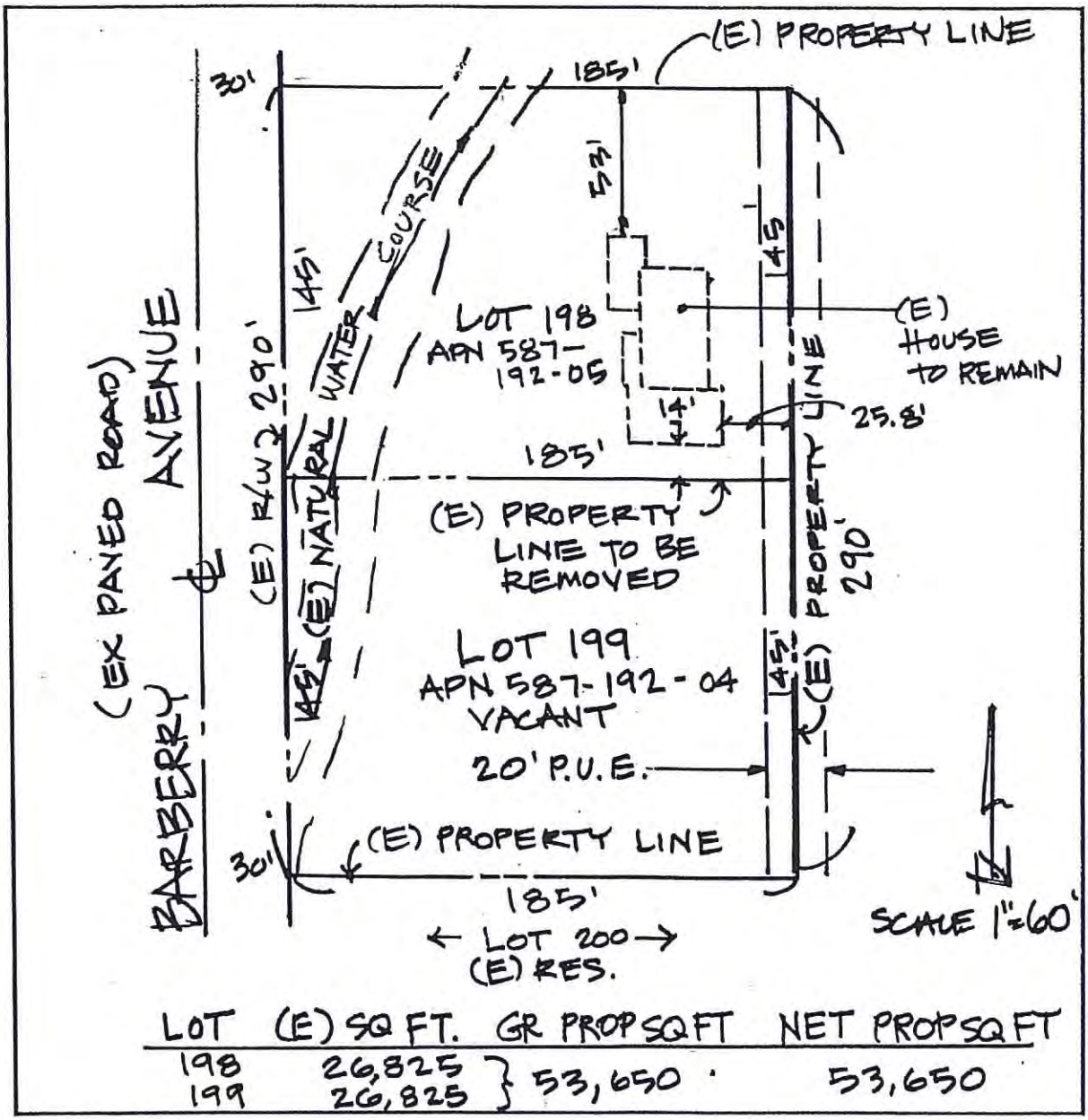
NOLTE
BEYOND ENGINEERING
42-829 COOK STREET, SUITE 104 PALM DESERT, CA 92211
760.341.3101 TEL 760.341.5999 FAX WWW.NOLTE.COM

EXHIBIT B

PREPARED FOR: COPPER HILLS HOMES DATE SUBMITTED: 05/08/14

SHEET NUMBER 1 OF 1 SHEETS

JOB NUMBER YVB021300



LOT	(E) SQ FT.	GR PROP SQ FT	NET PROP SQ FT
198	26,825	53,650	53,650
199	26,825		

INFORMATION PORTION:

APPLICANT NAME: LEONARD & EVA TABER PHONE: 760-228-0720

ASSESSOR PARCEL NUMBERS: 587-192-04 & 587-192-05

EXISTING # OF LOTS 2 PROPOSED # OF LOTS 1

TOWNSHIP 1 SOUTH RANGE 5 EAST SECTION 1 NW NE (SW) SE

CIRCLE ONE

Application Modified 7-17-12

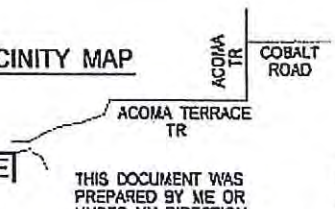
EXHIBIT B

LLA NO. 02 - 14
SECTION 27, T1N R5E, S.B.M.

1" = 400'

LEGEND
- EXISTING LOT LINE TO REMAIN
- LOT LINE TO BE ADJUSTED
- ADJUSTED LOT LINE
- △ WATER VALVE
- W.F. WATER FAUCET
- C.O. SEWER CLEAN-OUT
- 12' WIDE DIRT ROAD
- FIRE HYDRANT 2' WEST OF PL
- Ⓐ S.E. COR. 12' x 10' METAL SHED
- Ⓑ S.W. COR. 30.5' x 8' UTILITY ENCLOSURE
- Ⓒ S.E. COR. 24' x 10.6' UTILITY ENCLOSURE
- (–) INDICATES RECORD DATA PER R.S. 75/79.

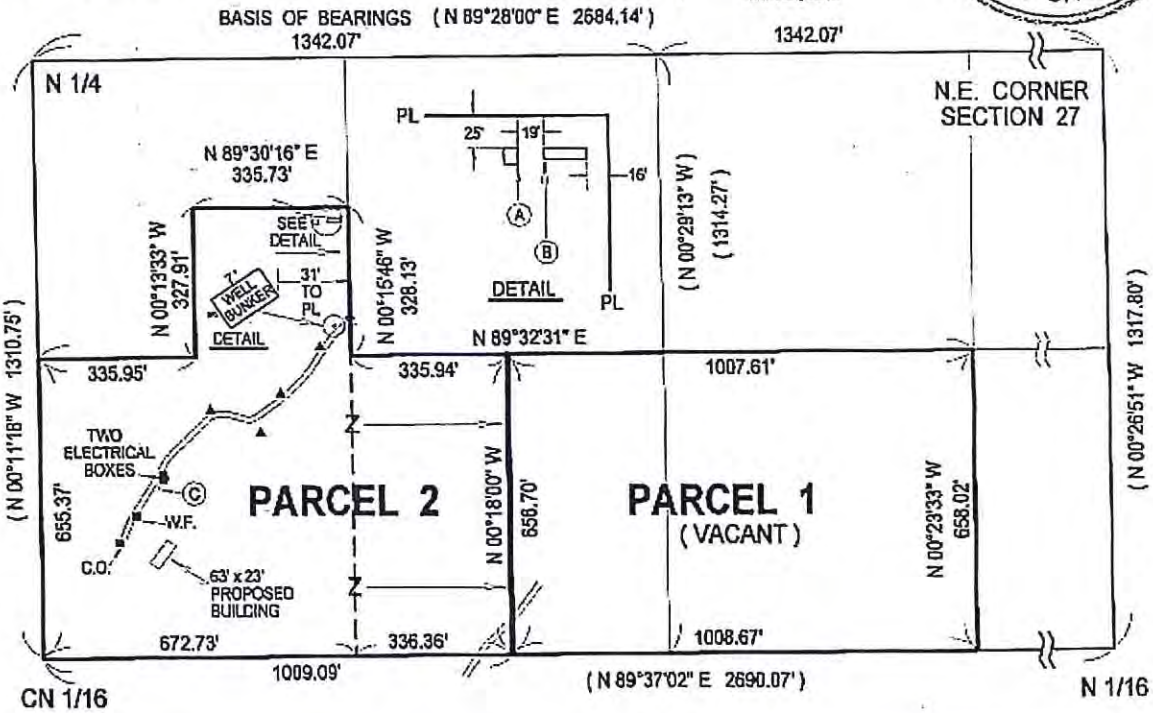
VICINITY MAP



THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECTION, BASED ON RECORD INFORMATION.

RAY C. FREIWALD LS 6880
JAN. 21, 2015

LICENSED LAND SURVEYOR
RAYMOND CHARLES FREIWALD
No. 6880
STATE OF CALIFORNIA



INFORMATION PORTION:

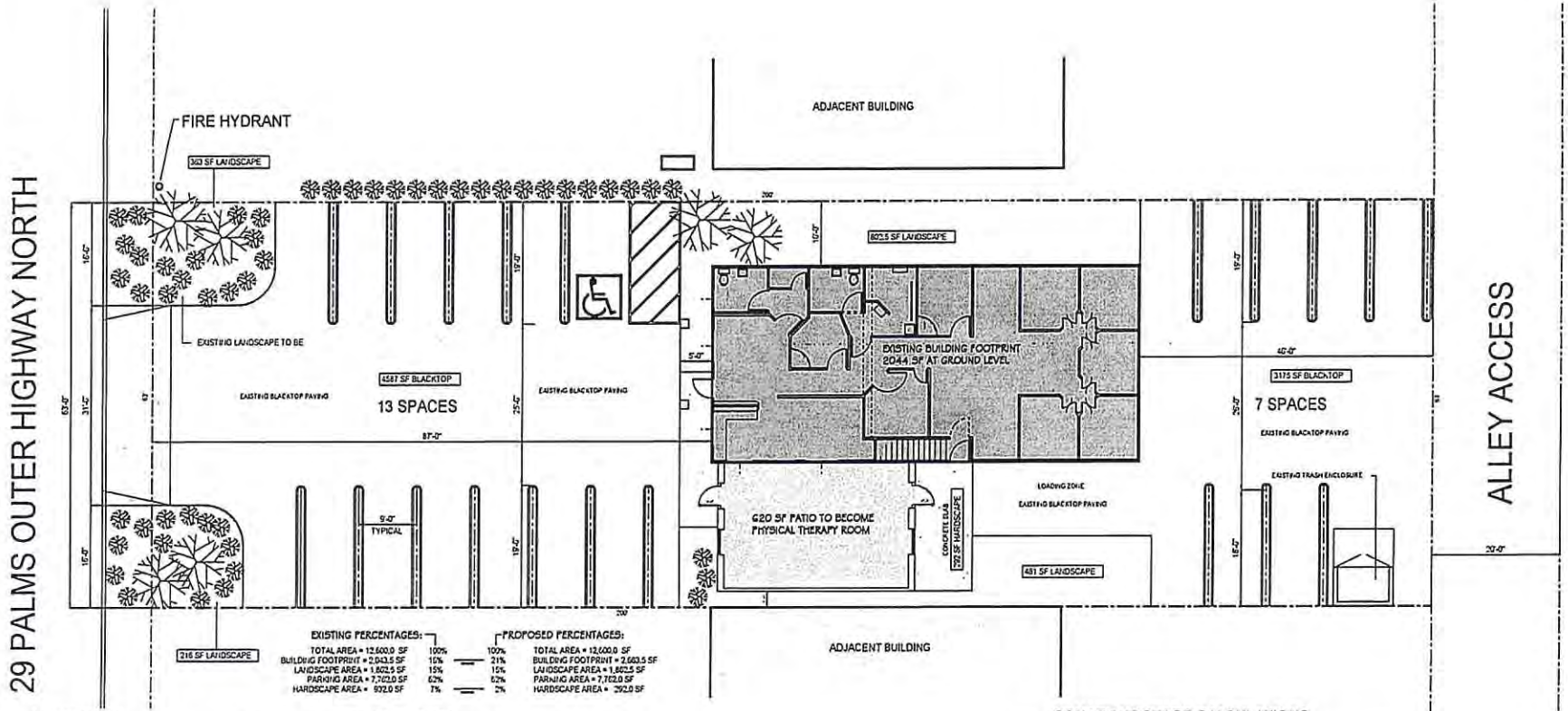
APPLICANT NAME: Eric Hurwitz PHONE: (808) 285-2582

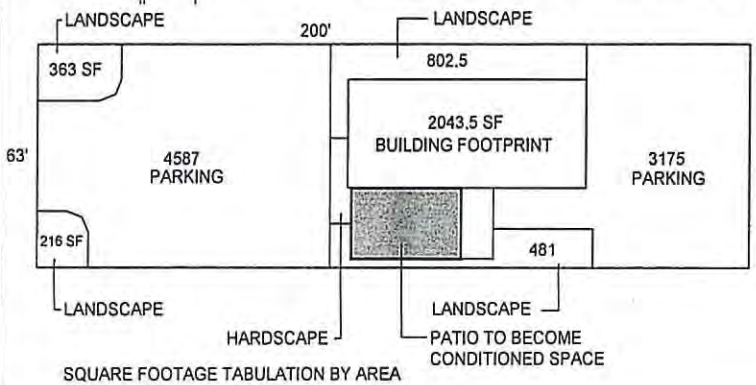
ASSESSOR PARCEL NUMBERS: 0594-401-16-0000 & 0594-401-17-0000

EXISTING # OF LOTS 2 PROPOSED # OF LOTS 2

TOWNSHIP 1 N RANGE 5 E SECTION 27 NW (NE) SW SE
CIRCLE ONE

Application Modified 7-17-12





SQUARE FOOTAGE TABULATION BY AREA

Property Address:
57374 Twentynine Palms Highway
Yucca Valley, CA 92284

Property Owner:
Nelson T. Goff

Legal Description:
APN: 595-191-09
Lot 76 of Tract 4856, Joshua Forest Estates
no. 2 in the City of Yucca Valley

SQUARE FOOTAGE CALCULATIONS:

Downstairs = 2043 total with enclosed stairs
732 upstairs with enclosed stairs
620 SF PROPOSED ADDITION
3395 SF TOTAL

3395 / 200 = 17 SPACES REQUIRED
20 spaces provided

PROJECT DESCRIPTION:
CONVERT OUTDOOR COVERED PATIO TO CONDITIONED AREA TO BE USED AS A PHYSICAL THERAPY ROOM

North
1" = 8'

PROPOSED SITE PLAN

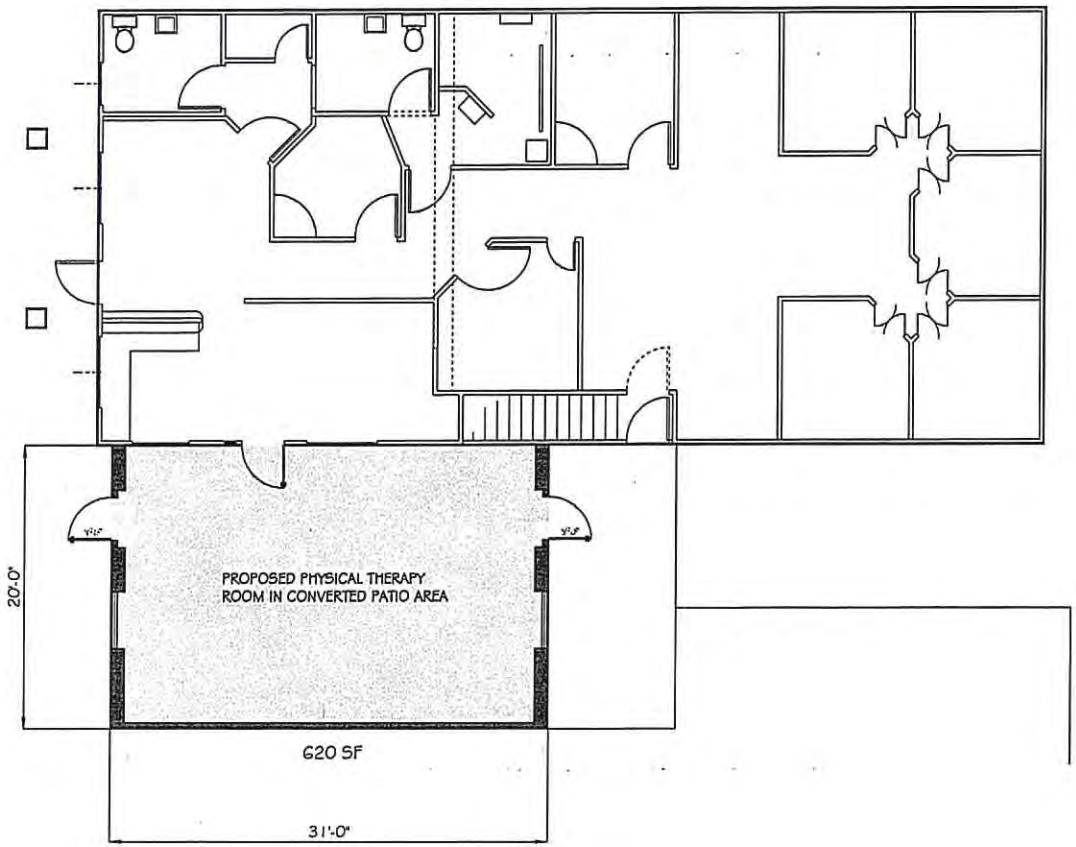
Revisions | By

Family Chiropractic

DESIGN CONCEPTS
DRAFTING AND DESIGN SERVICE
57445 29 Palms Hwy., Suite 304
Yucca Valley, CA 92284
Phone (760) 365-8742
Fax (760) 365-8743

DRAWN T. DEBOLT
10/10/14
1" = 8'
Dr. Goff

1



PROPOSED FLOOR PLAN

Revisions By

Family Chiropractic

DESIGN CONCEPTS
DRAFTING AND DESIGN SERVICE
57445 29 Palms Hwy., Suite 304
Yucca Valley, CA 92284
Phone (760) 365-8742
Fax (760) 365-8743

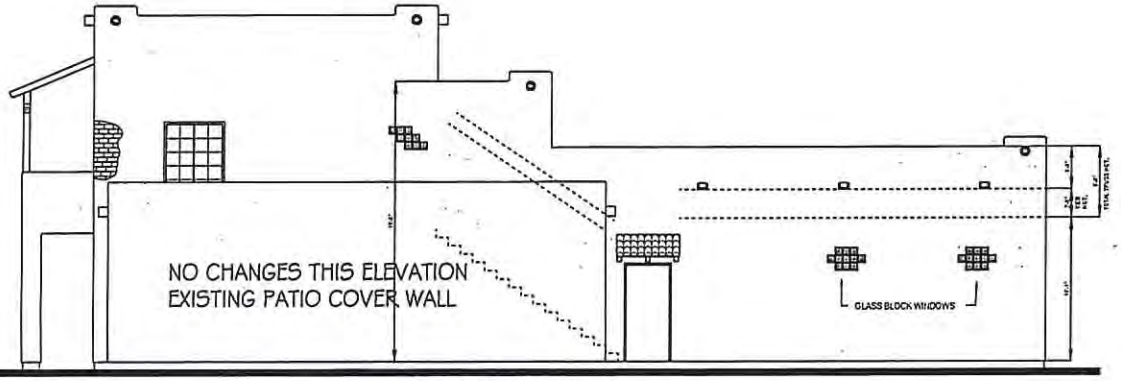
DENNIS DEBOLT

10/10/14

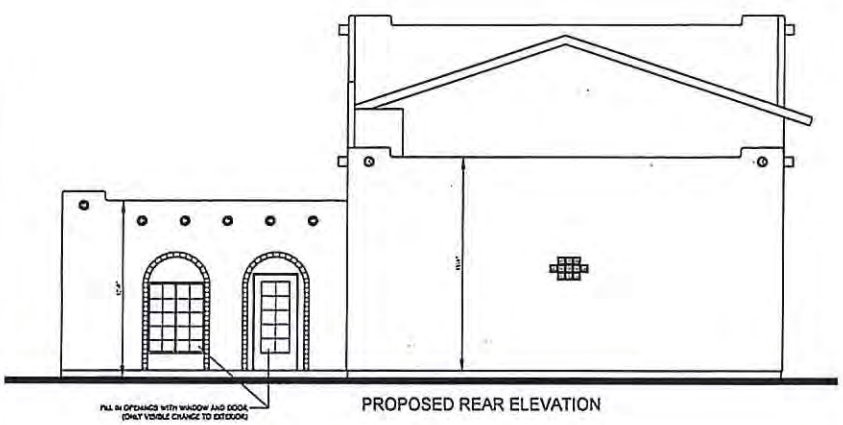
1" = 4'

Dr. Gatt

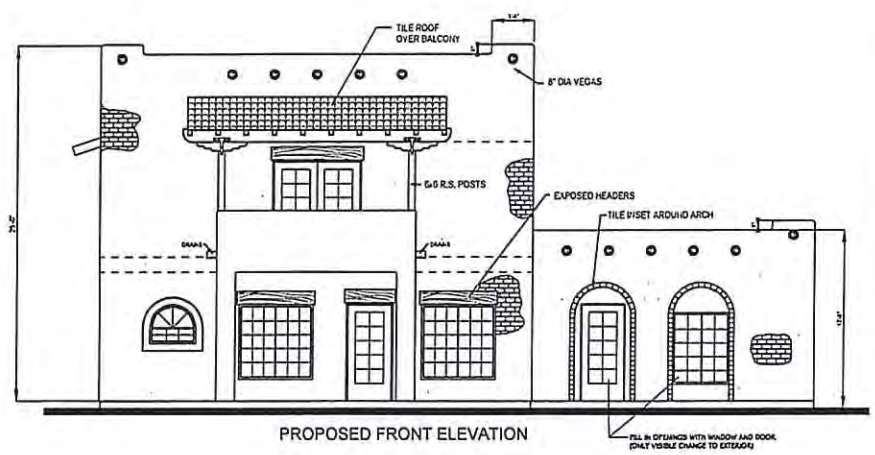
2



PROPOSED RIGHT SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION

ELEVATIONS

Revisions By

Family Chiropractic

DESIGN CONCEPTS
DRAFTING AND DESIGN SERVICE
57445 29 Palms Hwy., Suite 304
Yucca Valley, CA 92284
Phone (760) 365-8742
Fax (760) 365-8743

DENNIS DEDOLF

10/10/14

1" = 4'

Dr. Gatt

3