Tract Map Application

Map # 19685
☑ Parcel
☐ Tract

Date Received 10/05/15
By D OLSEN
Fee
Case # TPM 19685
EA # EA-11-15

General Information

APPLICANT HAWKS RIDGE LLC Phone (310) 613-0579 Fax (424) 206-6260

Mailing Address 1322 Sunset Drive Email HawksRidgeLLC@gmail.com

City Hermosa Beach State CA Zip 90254

REPRESENTATIVE Bill Warner, NV5 Phone (760) 408-2881 Fax (760) 341-5999

Mailing Address 42-829 Cook St, #104 Email Bill.Warner@NV5.com

City Palm Desert State CA ZIP 92211

PROPERTY OWNER Hawks Ridge LLC Country Creek Dev Co Inc as to parcel 585-511-09 only. Phone (310) 613-0579 Fax (424) 206-6260

Mailing Address 1322 Sunset Drive Email HawksRidgeLLC@gmail.com

City Hermosa Beach State CA Zip 90254

Project Information

Project Address Fairway Drive & Benecia Trail Assessor Parcel Number(s) 0585-271-01-0000 0585-511-09-0000

Project Location Fairway Drive & Benecia Trail

Project Description: Subdivide 60 acres into 4 lots plus a large remainder. Lots are all located on Fairway Drive. These are intended to be optimally sized parcels, and total approximately 14 acres. The remainder parcel comprises the balance of 46 acres.

Please attach any additional information that is pertinent to the application.

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Dr
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
   See attached legal description and site plan.

2. Existing site zoning: RL-1 RL-2.5 3. Existing General Plan designation: R-R 1 and R-R 2.5

4. Precisely describe the existing use and condition of the site: Existing use is Rural Residential split RL-1 and 2.5. Land is undisturbed, mixed terrain and natural.

5. Existing Zoning of adjacent parcels:

   North OSP,R-HR,RS3.5 South RS-2 East RS-2 West R-HR

6. Existing General Plan designation of adjacent parcels:

   North OS-C,HR South RR-0.5 East RR-0.5,LDR-2.1-5.0 West HR

7. Precisely describe existing uses adjacent to the site: North: Vacant & North park; South: SFR & Vacant; East: SFR & Vacant; West: Vacant

8. Describe the plant cover found on the site, including the number and type of all protected plants: Abundance of Joshua Trees, Yucca, Acacia, and others detailed Native Plant Survey including inventory attached.

Note: Explain any "Yes" or "'Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

Yes	Maybe	No	
X			9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.) Slope Analysis and Soils Analysis are attached.
		X	10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.)
		X	11. Is the site within a resource area as identified in the archaeological and historical resource element?
	X		12. Does the site contain any unique natural, ecological, or scenic resources? Yes,mountainous, sloping and abundant vegetation; All of which are being preserved to optimum level.
X			13. Do any drainage swales or channels border or cross the site? Pinon Creek flood control easement crosses the Remainder and borders 1 lot.
X			14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.) Traffic Analysis concludes no negative impact. Study is attached.
X			15. Is the site in a flood plain? (See appropriate FIRM) Yes,portion of the Remainder is in flood plain.

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. **Commercial, Industrial, or Institutional Projects:** N/A

   A. Specific type of use proposed: _____

   B. Gross square footage by each type of use: _____

   C. Gross square footage and number of floors of each building: _____

   D. Estimate of employment by shift: _____

   E. Planned outdoor activities: _____

2. **Percentage of project site covered by:**

   .2 % Paving, .2 % Building, .2 % Landscaping, .1 % Parking

3. **Maximum height of structures** 35 ft. 0 in.

4. **Amount and type of off street parking proposed:** None Required

5. **How will drainage be accommodated?** Individual lot diversions around structures and retention basins as specified in Site Plan plus existing natural flow over undisturbed land.

6. **Off-site construction (public or private) required to support this project:** None

7. **Preliminary grading plans estimate** 4,000 **cubic yards of cut and** 4,000 **cubic yards of fill**

8. **Description of project phasing if applicable:** No phasing with this submittal.

9. **Permits or public agency approvals required for this project:** Town of Yucca Valley.

10. **Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s)** No.

11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

Yes	Maybe	No	
☐	☐	X	A. Emit dust, ash, smoke, fumes or odors?
☐	☐	X	B. Alter existing drainage patterns?
☐	☐	X	C. Create a substantial demand for energy or water?
☐	☐	X	D. Discharge water of poor quality?
☐	☐	X	E. Increase noise levels on site or for adjoining areas?
☐	☐	X	F. Generate abnormally large amounts of solid waste or litter?
☐	☐	X	G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
☐	☐	X	H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
☐	☐	X	I. Displace any residential occupants?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: Stay Goodall Date: 9/28/15

Developer Disclosure Statement

This portion of the Application must be fully completed and signed by the Applicant. If not fully completed and signed, the Application will be deemed incomplete.

Address of subject property: Fairway Drive

Cross street: Benecia Trail

Date this Disclosure Statement is completed: 9/18/15

Name of Applicant: Hawks Ridge LLC

The Applicant is a:

- ☒ Limited Liability Company (LLC)
- ☐ Partnership
- ☐ Corporation
- ☐ None of the above

Information for LLC, Partnership, Corporation

Name HAWKS RIDGE LLC Phone (310)613-0579 Fax (424)206-6260

Mailing Address 1322 Sunset Drive Email HawksRidgeLLC@gmail.com

City Hermosa Beach State CA Zip 90254

State of Registration California

Managing member(s), General Partner(s) officer(s)

Name Stephen Goodell Phone (310)613-0579 Fax (424) 206-6260

Mailing Address 1322 Sunset Drive Email HawksRidgeLLC@gmail.com

City Hermosa Beach State CA Zip 90254

Attach additional sheets if necessary (See below)

Agent for Service of Process

Name Stephen Goodell Phone (310)613-0579 Fax (424) 206-6260

Mailing Address 1322 Sunset Drive Email HawksRidgeLLC@gmail.com

City Hermosa Beach State CA Zip 90254

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Managing Members - Continued

Name The Bruley Family Trust Phone (760)447-6969 Fax

inspire.julie@gmail.com

Mailing Address P O Box 1221 Email Larry.Bruley@gmail.com

City Yucca Valley State CA Zip 92286

HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 9/28/15

Stephen Goodell
Applicant/Representative printed name

Applicant/Representative signature

HAWKS RIDGE LLC

Project Description for Tentative Parcel Map

We intend to subdivide one parcel located in the Country Club area into four lots with a substantial portion left as remainder. The project encompasses two existing parcels: 60 acres (APN 585-271-01) and an adjoining lot on Pinon Drive (APN 585-511-09). They are currently owned by affiliated companies, Hawks Ridge LLC and Country Creek Development Company Inc.

The four proposed lots are located in the northeastern section of the largest parcel. All four lots are located on and accessed independently from Fairway Drive. They meet the current zoning and general plan requirements of RL-1 and RL-2.5. The four lots total approximately 14 acres of the 60 acre parcel. The balance is remainder.

The land consists of a mountainous section, two drainage channels, sloping terrain and an abundance of natural vegetation. Vegetation includes Joshua Trees, Yucca and Acacia together with a wide variety of plants found at the elevation of 3600 feet and higher. We propose this low-density subdivision to preserve these features to the greatest extent.

Existing use is Rural Residential split RL-1 and 2.5. Land is undisturbed, mixed terrain and natural. It affords excellent views in most directions.

Existing Zoning of adjacent parcels:

North: OSP, R-HR AND RS3.5
South: RS-2
East: RS-2
West: HR

Existing uses adjacent to the site:

North: Vacant
South: SFR and Vacant
East: SFR and Vacant
West: Vacant

The moderate cut along Fairway Drive for the right-of-way and driveway entrances will be retained by an attractive wall versus slopes. The wall is fully compliant with the Town's development standards, and it is generally under 40" in height.

We envision that four estate-style homes will ultimately be built on these lots.

Sincerely,

HAWKS RIDGE LLC

Stephen Goodell
Managing Director
September 25, 2015

P O Box 1221 Yucca Valley California 92286
1322 Sunset Drive Hermosa Beach California 90254 (424) 206-5300 (424) 206-6260 Fax