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

THURSDAY
MAY 12, 2011
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

Robert Lombardo, Chairman
Merl Abel, Commissioner
Mike Alberg, Commissioner
Michael Hildebrand, Commissioner
Tim Humphreville, Commissioner

AGENDA

SPECIAL MEETING OF THE
TOWN OF YUCCA VALLEY PLANNING COMMISSION
6:00 P.M., THURSDAY, MAY 12, 2011

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.

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.

CALL TO ORDER:

ROLL CALL:
Merl Abel, Commissioner
Mike Alberg, Commissioner
Michael Hildebrand, Commissioner
Tim Humphreville, Commissioner
Robert Lombardo, Chairman

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Action: Move by_____2nd by_____Voice 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.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT, CUP 03-11, SPECIFIC PLAN, S 01-11, ENVIRONMENTAL ASSESSMENT, EA 01-11 SENIOR HOUSING PROJECT

The applicant requests approval of a Conditional Use Permit and Specific Plan to allow the construction of a 75 unit, three (3) story affordable senior (age-restricted) housing project. The project will consist of 74-650 square foot, one (1) bedroom apartments and one (1) 750 square foot two (2) bedroom apartment; 4,199 square feet of common area; 3,924 of community and leasing area; 275 square feet of laundry area; 31,132 square feet of total interior common area, corridors, stairwells and balconies; and approximately 4,446 square feet of carports. The total building square footage is approximately 87,482 square feet. The site includes a minimum of 26 covered parking stalls and 22 uncovered parking stalls. The project will include onsite retention, on site wastewater disposal/treatment, landscaping, visitor parking, and may include amenities such as a clubhouse, pool/spa, gazebo, internal sidewalks, street furniture, and related amenities, etc.

Primary access to the site will be from Dumosa Avenue. Emergency access will be provided through the alley to the projects west. The project may include vacating all or a portion of Antelope Trail along the projects northern boundary. Pedestrian access from the site will be available to town hall, community services, library, museum and senior center

Recommendation:

ENVIRONMENTAL ASSESSMENT, EA 01-11: That the Planning Commission recommends approval of the Mitigated Negative Declaration and Mitigation Monitoring Program for Environmental Assessment, EA 01-11 to the Town Council,

SPECIFIC PLAN, S 01-11: That the Planning Commission recommends approval of Specific Plan, S 01-11 to the Town Council based on the findings contained within the staff report and the recommended Conditions of Approval, and introduce the accompanying Ordinance

CONDITIONAL USE PERMIT, CUP 03-11: That the Planning Commission recommends approval of Conditional Use Permit, CUP 03-11 to the Town Council based on the findings contained within the staff report and the recommended Conditions of Approval and recommend adoption of the accompanying Resolution.

Action: Moved by_____ 2nd by _____ Voice Vote_____

DEPARTMENT REPORTS:

2. DISCUSSION ON THE REGULATION OF WIND ENERGY GENERATORS AND PRESENTATION OF A DRAFT ORDINANCE.

A request from staff that the Commission discuss and provide direction on regulations regarding wind energy generators

Recommendation: That the Planning Commission reviews the draft ordinance and information presented and provides direction to staff.

Action: Moved by_____ 2nd by _____ Voice 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 Deputy Town Clerk before the consent agenda is called.

4. MINUTES –

A request that the Planning Commission approve as submitted the minutes of the regular meeting held on April 26, 2011.

Action: Moved by_____ 2nd by _____ Voice Vote_____.

STAFF REPORTS AND COMMENTS:

FUTURE AGENDA ITEMS:
May 24, 2011
Conditional Use Permit, CUP 02-11 Nielson Wind Turbines
Minor Permit Processing

COMMISSIONER REPORTS AND REQUESTS:

Commissioner Abel
Commissioner Alberg
Commissioner Hildebrand
Commissioner Humphreville
Chairman Lombardo

ANNOUNCEMENTS:

The next regular meeting of the Yucca Valley Planning Commission will be held on Tuesday, May 24, 2011 at 6:00 p.m.

ADJOURN

Planning Commission: May 12, 2011

TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION STAFF REPORT
AFFORDABLE SENIOR HOUSING PROJECT

Case: CONDITIONAL USE PERMIT, CUP 03-11, SPECIFIC PLAN, S 01-11, ENVIRONMENTAL ASSESSMENT, EA 01-11, SENIOR HOUSING PROJECT

THE PROJECT WAS REVIEWED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). THE TOWN DETERMINED THAT ALTHOUGH THE PROJECT COULD HAVE SIGNIFICANT IMPACTS ON THE ENVIRONMENT, THE MITIGATION MEASURES INCLUDED IN THE INITIAL STUDY WILL REDUCE THE POTENTIAL IMPACTS TO LESS THAN SIGNIFICANT LEVELS. A MITIGATED NEGATIVE DECLARATION IS PROPOSED.

Request: THE APPLICANT REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT AND SPECIFIC PLAN TO ALLOW THE CONSTRUCTION OF A SEVENTY FIVE (75) UNIT, THREE (3) STORY AFFORDABLE SENIOR (AGE-RESTRICTED) HOUSING PROJECT. THE PROJECT WILL CONSIST OF SEVENTY FOUR (74), 650 SQUARE FOOT, ONE (1) BEDROOM APARTMENTS AND ONE (1) 750 SQUARE FOOT TWO (2) BEDROOM APARTMENT; 4,199 SQUARE FEET OF COMMON AREA; 3,924 OF COMMUNITY AND LEASING AREA; 275 SQUARE FEET OF LAUNDRY AREA; 31,132 SQUARE FEET OF TOTAL INTERIOR COMMON AREA, CORRIDORS, STAIRWELLS AND BALCONIES; AND APPROXIMATELY 4,446 SQUARE FEET OF CARPORTS. THE TOTAL BUILDING SQUARE FOOTAGE IS APPROXIMATELY 87,482 SQUARE FEET. THE SITE INCLUDES A MINIMUM OF 26 COVERED PARKING STALLS AND 22 UNCOVERED PARKING STALLS. THE PROJECT WILL INCLUDE ONSITE RETENTION, ON SITE WASTEWATER DISPOSAL/TREATMENT, LANDSCAPING, VISITOR PARKING, AND MAY INCLUDE AMENITIES SUCH AS A CLUBHOUSE, POOL/SPA, GAZEBO, INTERNAL SIDEWALKS, STREET FURNITURE, AND RELATED AMENITIES, ETC.

PRIMARY ACCESS TO THE SITE WILL BE FROM DUMOSA AVENUE. EMERGENCY ACCESS WILL BE PROVIDED THROUGH THE ALLEY TO THE PROJECTS WEST. THE PROJECT MAY INCLUDE VACATING ALL OR A PORTION OF ANTELOPE TRAIL ALONG THE PROJECTS NORTHERN BOUNDARY. PEDESTRIAN ACCESS FROM THE SITE WILL BE AVAILABLE TO TOWN HALL, COMMUNITY SERVICES, LIBRARY, MUSEUM AND SENIOR CENTER.

Division Approvals:
Engineering _____ Building & Safety _____ Public Works_____

Applicant: NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA
9065 HAVEN AVE STE 100
RANCHO CUCAMONGA, CA 91730

Property Owner:

YUCCA VALLEY REDEVELOPMENT AGENCY
57090 29 PALMS HWY
YUCCA VALLEY, CA 92284

Representative:

JULIE MUNGAI
NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA
9065 HAVEN AVE STE 100
RANCHO CUCAMONGA, CA 91730

Location: THE PROJECT IS LOCATED AT THE NORTHWEST CORNER OF 29 PALMS HWY AND DUMOSA AVE AND IS IDENTIFIED AS APN 595-371-11 AND THE SOUTHERN PORTION OF 595-361-21.

Existing General Plan Land Use Designation:
THE SITE IS DESIGNATED GENERAL COMMERCIAL (CG)

Existing Zoning Designation:
THE SITE IS DESIGNATED GENERAL COMMERCIAL (CG)

Surrounding General Plan Land Use Designations:

NORTH: PUBLIC/QUASI PUBLIC (P/QP)
SOUTH: NEIGHBORHOOD COMMERCIAL (C-N) ACROSS 29 PALMS HWY
WEST: GENERAL COMMERCIAL (CG)
EAST: NEIGHBORHOOD COMMERCIAL (C-N)

Surrounding Zoning Designations:

NORTH: PUBLIC/QUASI PUBLIC (P/QP)
SOUTH: NEIGHBORHOOD COMMERCIAL (C-N) ACROSS 29 PALMS HWY
WEST: GENERAL COMMERCIAL (CG)
EAST: NEIGHBORHOOD COMMERCIAL (C-N)

Surrounding Land Use:

NORTH: TOWN HALL COMPLEX (COMMUNITY SERVICES, LIBRARY, MUSEUM, SENIOR CENTER, ETC)
SOUTH: ACROSS SR62 STATER BROS, BANK OF AMERICA, WELLS FARGO, AND OTHER COMMERCIAL USES
WEST: SUPER 8 MOTEL, CARROWS, SIZZLER, AND SINGLE FAMILY RESIDENCES
EAST: DESERT HILLS SHOPPING CENTER INCLUDING FOOD 4 LESS, AND LA CASITA MEXICAN RESTAURANT

Public Notification:

PURSUANT TO SECTION 83.030115, LEGAL NOTICE IS REQUIRED TO BE GIVEN TO ALL PROPERTY OWNERS WITHIN A THREE (300) HUNDRED FOOT RADIUS OF THE EXTERIOR BOUNDARIES OF THE SUBJECT SITE. THIS PROJECT WAS POSTED ON AND PUBLISHED ON WEDNESDAY APRIL 27, 2011. NO WRITTEN RESPONSES HAVE BEEN RECIEVED AS OF THE WRITING OF THIS STAFF REPORT.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

THE PROJECT WAS REVIEWED UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). THE TOWN DETERMINED THAT ALTHOUGH THE PROJECT COULD HAVE SIGNIFICANT IMPACTS ON THE ENVIRONMENT, THE MITIGATION MEASURES INCLUDED IN THE INITIAL STUDY WILL REDUCE THE POTENTIAL IMPACTS TO LESS THAN SIGNIFICANT LEVELS. A MITIGATED NEGATIVE DECLARATION IS PROPOSED.

OUTSIDE AGENCIES COMMENTS RECEIVED

AGENCY COMMENTS HAVE BEEN RECEIVED FROM THE MORONGO BASIN TRANSIT AUTHORITY (MBTA), MORONGO BAND OF MISSION INDIANS (MBMI), AND UNITED STATES MARINE CORPS (USMC) AS OF THE WRITING OF THE STAFF REPORT. THE MBTA REQUESTED PROVISIONS FOR A BUS STOP ALONG TWENTYNINE PALMS HIGHWAY OR ADA ACCESS TO THE EXISTING SHELTERS IN THE AREA. THE USMC REQUESTED THAT THE FUTURE RESIDENTS BE NOTIFIED OF THE CLOSE PROXIMITY OF THE PROJECT TO THE BASE AND REQUESTED THAT THE APPLICANT EMPLOYS SOUND ATTENUATING MATERIALS. BOTH THE CONDITIONS FROM THE MBTA AND USMC HAVE BEEN ADDED AS CONDITIONS OF APPROVAL. THE MBMI CONCURRED WITH THE MITIGATION MEASURES IDENTIFIED IN THE INITIAL STUDY.

RECOMMENDATIONS:

ENVIRONMENTAL ASSESSMENT, EA 01-11: That the Planning Commission recommends approval of the Mitigated Negative Declaration and Mitigation Monitoring Program for Environmental Assessment, EA 01-11 to the Town Council,

SPECIFIC PLAN, S 01-11: That the Planning Commission recommends approval of Specific Plan, S 01-11 to the Town Council based on the findings contained within the staff report and the recommended Conditions of Approval, and introduce the accompanying Ordinance.

CONDITIONAL USE PERMIT, CUP 03-11: That the Planning Commission recommends approval of Conditional Use Permit, CUP 03-11 to the Town Council based on the findings contained within the staff report and the recommended Conditions of Approval and the accompanying Resolution.

Project manager: Robert Kirschmann

Reviewed by: Shane Stueckle

Appeal Information:

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal filing and processing information may be obtained from the Planning Division of the Community Development Department. Per Section 83.030145 of the Development Code, minor modifications may be approved by the Planning Division if it is determined that the changes would not affect the findings prescribed in Section 83.030140 of the Development Code, Required Findings, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit, including modifications to phasing schedules for the project.

I. GENERAL INFORMATION

PROJECT DESCRIPTION: The applicant requests approval of a Conditional Use Permit and Specific Plan to allow the construction of a seventy five (75) unit, three (3) story affordable senior (age-restricted) housing project. The project will consist of seventy four (74), 650 square foot, one (1) bedroom apartments and one (1) 750 square foot two (2) bedroom apartment; 4,199 square feet of common area; 3,924 of community and leasing area; 275 square feet of laundry area; 31,132 square feet of total interior common area, corridors, stairwells and balconies; and approximately 4,446 square feet of carports. The total building square footage is approximately 87,482 square feet. The site includes 26 covered parking stalls and 22 uncovered parking stalls. The project will include onsite retention, on-site sewage/wastewater treatment or disposal, landscaping, parking, and may include amenities such as a clubhouse, pool/spa, gazebo, etc.

Primary access to the site will be from Dumosa Avenue. Emergency access will be provided through the alley to the projects west. The project may include vacating all or a portion of Antelope trail along the projects northern boundary. Pedestrian access from the site will be available to Town Hall, Community Services, Library, Museum and Senior Center.

The applicant and the Yucca Valley Redevelopment Agency have entered into an Exclusive Negotiating Agreement for the potential of Agency financial participation in the project to implement General Plan Housing Element Goals and to implement State Redevelopment law mandated production of affordable housing units. Discussion and analysis of General Plan goals and policies related to this project are addressed further in this Staff Report. Portions of the Redevelopment Agency's Five Year Implementation Plan addressing the need for the Agency to take actions that result in the creation of additional affordable housing units are attached to this Staff Report. Following public hearings and Town Council final actions on these applications and the environmental review, the Redevelopment Agency will consider entering into subsequent agreements with the applicant solidifying the Agency's financial commitments to the project. The units shall be made available to very low and low income households.

LOCATION: The project is located at the northwest corner of 29 Palms Hwy and Dumosa Ave and is identified as APN 595-371-11 and the southern portion of 595-361-21

PROJECT SYNOPSIS:	**SITE COVERAGE**	
PROJECT AREA	2.87 acres	
BUILDING AREA	Living Area	56,350
	Common Area	31,132
	Total:	**87,482**

PHASED CONSTRUCTION:	Potential Phasing
FLOOD ZONE	Map 8860 Zone X, areas determined to be outside the 0.2% annual chance floodplain
ALQUIST PRIOLO ZONE	No
OFF-SITE IMPROVEMENTS REQ.	29 Palms Hwy, Dumosa Avenue, and Antelope Trail
ASSESSMENT DISTRICTS REQ.	No
RIGHT-OF-WAY DEDICATION REQ.	Yes, SR 62, Possible vacating of a portion of Antelope Trail
UTILITY UNDERGROUNDING:	All new service lines shall be underground in conformance to Ordinance 169
AIRPORT INFLUENCE AREA:	Located within the horizontal surface and safety review area 3 of the airport, this land use is conditionally acceptable.
TRAILS & BIKE LANE MASTER PLAN	No facilities on or adjacent to the project.
PUBLIC FACILITY MASTER PLAN	Town Hall Complex is directly to the north of the project. The Plan calls for an enhanced entry on Dumosa and additional parking.
PARKS AND RECREATION MASTER PLAN	No public facilities are identified for this site.
MASTER PLAN OF DRAINAGE:	A local Master plan facility starts along SR62 south of the project and travels north down Dumosa, ultimately to Yucca Creek. The applicant may be constructing a portion of this facility.
STATE OF CALIFORNIA STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED:	Yes, more than 1 acre disturbed

REDEVELOPMENT PROJECT AREA:	Yes, located in the Downtown RDA sub-area
STREET LIGHTS:	Yes at the following locations: ▪ Dumosa Ave and SR62 ▪ Dumosa Ave and Antelope Trl ▪ End of cul-de-sac at Antelope Trail
SPECIFIC PLAN/ PLANNED DEVELOPMENT AREA:	Yes, New Specific Plan proposed S-01-11
FUTURE PLANNING COMMISSION ACTION REQURIED	Potential final review of final elevations and site plan improvements
FUTURE TOWN COUNCIL ACTION REQURIED	Yes, approval of the Environmental Assessment, Specific Plan, Conditional Use Permit (3 stories) and street vacation

II. PROJECT ANALYSIS

GENERAL PLAN CONSIDERATION: The Yucca Valley Senior Affordable Housing Specific Plan implements the goals and policies of the Town of Yucca Valley General Plan within the Specific Plan area. The goals and objectives found in the Housing Element support the Town's desire to maximize private and public efforts to provide adequate and affordable housing opportunities to all of its residents. The project, as proposed, would implement numerous goals contained within the General Plan, including the General Plan Housing Element, which are discussed below.

Because an adopted specific plan must be consistent with the Town General Plan, all projects that are found to be consistent with this Specific Plan are deemed consistent with the General Plan. The Yucca Valley Senior Affordable Housing Specific Plan works in concert with the Town of Yucca Valley Development Code, but provides additional development standards and guidelines that are customized to achieve the specific vision for the project area. The Town's zoning standards are utilized for certain aspects, such as building setbacks, while the Specific Plan provides other standards that are tailored to the Yucca Valley Senior Affordable Housing project. Development projects and new uses shall be subject to the review procedures, findings and provisions of the Town of Yucca Valley Development Code and the provisions of this Specific Plan. Related and/or subsequent approvals, such as Conditional Use Permits,

Site Plan Reviews, and Parcel Maps, must be consistent with both the policies of the Yucca Valley Senior Affordable Housing Specific Plan and the Town's Development Code.

The following Goals and Policies are taken from the General Plan Housing Element, and again, identify and establish consistency between the proposed project and the Yucca Valley General Plan.

Goal 1
The development of a variety of housing types and prices in the Town of Yucca Valley that will accommodate both existing and future residents within all socio-economic segments of the community.

Goal 2
The development of affordable housing projects to meet the community's need.

Policy 3
Meet the housing needs of the extremely low, very low, low and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.

Program 3.G
The Redevelopment Agency shall establish a program of incentives for the development of housing for extremely low and very low income residents which shall include application fee waivers, plan check fee waivers, and financial assistance with infrastructure improvements, particularly the installation of on-site wastewater treatment facilities. These incentives shall be funded through the Agency's set-aside funds.

Policy 4
Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.

Program 4.B
The Redevelopment Agency will develop program(s) for the development of new residential units for very low income households and assign set-aside funds for these units. The program(s) may include leveraging the Town's limited funds by participating in projects through land acquisition; fee waivers and infrastructure support; or partnerships with affordable housing development entities.

Program 4.C
Actively assist qualified developers in preparation of applications for State and Federal housing grants and loans (such as HOME funds and California LMI Tax Credit funds) as they become available. The Town shall process requests for information on zoning, financial assistance programs, or required supporting documentation for these applications within 30 days of receipt. When conditional use permits or development review is required prior to application submittal, the Town shall fast-track such

applications to ensure that submittals are not delayed, assuming a timely submittal by the developer.

Policy 8
Facilitate the construction and rehabilitation of renter and owner occupied housing by providing a range of land use and zoning categories throughout the Town.

Program 8.A
Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project. The requirements shall be included in the Town Development Code.

Program 8.B
Encourage infill development and the expansion of existing home sites wherever possible, to lower the costs of extending infrastructure.

Program 8.C
Ensure that in-fill development occurs in areas with adequate infrastructure development to support build-out of the neighborhood, including streets and water and sewer lines.

Policy 10
Facilitate the development and preservation of senior housing through incentives and assistance programs.

Policy 12
High density, affordable and senior projects shall be located with convenient access to shopping, public transit, and school and park facilities.

Program 12.A
Require developers of affordable and senior housing projects to confer with the public transit agency regarding the provision of service to the project area wherever feasible.

Program 12.B
Ensure that affordable and senior housing projects are located in areas with adequate public improvements, including streets and sidewalks.

Cities are mandated by state law to implement programs which result in the creation of housing opportunities for all income groups or categories. The Yucca Valley General Plan contains goals and policies designed to implement these segments of state law within the Town. These are identified in the Housing Element's Goals 1, 2 and Policy 3.

Housing Element Policy 8 and Programs 8 A through 8 C identify the need to provide opportunities for affordable housing projects to be located throughout the community and therefore not concentrated in a single location. These Policies and Programs also encourage the location of affordable housing to be sited in areas that are served with

public improvements and services, such as public transit, senior services, and commercial services such as shopping, school and park facilities.

As illustrated in the Housing Element Goals, Policies and Programs identified above, the project will result in the creation of 75 affordable housing units. Programmatically, the projects' financing structure is based upon obtaining federal, state, county, and Agency financial resources, implementing Housing Element Policy 4 as well as its Programs 4 B and 4 C.

As discussed above, the project is consistent with and implements the Goals, Policies and Programs of the General Plan Housing Element. Additionally, the project implements the necessary programs identified in the Agency's 5-Year Implementation Plan for the creation of affordable housing units within the project area.

The project site is located adjacent to governmental services and facilities, including Town Hall, the Yucca Valley Branch of the County Library System, Hi Desert Nature Museum and the Yucca Valley Senior Center. The project site is also located in close proximity to commercial shopping opportunities contained within the Desert Hills Plaza, as well as within the Stater Bros Center to the south of the project site. Public transit services provided by the MBTA will provide access to other services needed or desired by the residents, including medical, commercial recreation and related activities.

General Plan goals, policies, and objectives identifying consistency of the project to the General Plan are identified in Attachment "A" to this Staff Report.

ENVIRONMENTAL CONSIDERATIONS: The proposed project was reviewed under the requirements of the California Environmental Quality Act (CEQA) and an Initial Study was prepared. The Study found that although there may be potentially significant impacts related to Biological Resources, Air Quality, and Noise associated with development of the site, mitigation measures included in the study will reduce these impacts to less than significant levels. A Mitigated Negative Declaration is recommended.

A Greenhouse Gas and Air Quality Study was prepared for the project and those potential impacts are addressed within the Initial Study. Trip projections and warrant studies were prepared based upon the planned vacation of Antelope Trail and its related improvements, and for the signalization of the intersection of SR 62 and Dumosa Avenue. A native plant inventory was conducted for implementation of the Town's native plant regulations. An acoustical analysis was prepared and mitigation measures identified. Increases of flood water run-off have been evaluated and the site shall retain all incremental run off plus a minimum of 10% more than the incremental run-off increase. While the structures are proposed with portions in excess of two stories in height, the project design incorporates transitions to two and one story elements, blending the project design with surrounding development.

Grading of the site has been minimized to take advantage of the existing terrain, which currently slopes from the southwest to the northeast. Following development of the site, the development with follow existing slope patterns, with higher elevations adjacent to SR 62 and sloping towards Antelope Trail.

The site is surface graded a minimum of four times annually, and there is no opportunity for the presence of the Desert Tortoise. Development of the site is classified as in-fill development and is surrounded on three sides by developed properties and by State Route 62 on the southern boundary.

ADJACENT LAND USES: The project site is located at the northwest corner of 29 Palms Hwy and Dumosa Ave. To the north of the project is Town Hall and Community Center. To the south, across 29 Palms Hwy, are Bank of America and a shopping center that includes a Stater Bros, Well Fargo and other specialty stores and small restaurants. To the east of the project is a shopping center anchored by Food 4 Less and includes several specialty shops and La Casita Mexican restaurant. To the west of the project is Super 8 Motel, Carrows, Sizzler, and a single family residence. The subject property and the property to the west are designated General Commercial and Multi-family residential 10 units to the acre. The properties to the south and to the east are designated Neighborhood Commercial. The property to the north is designated Public/Quasi Public.

SITE CHARACTERISTICS: While the project site is vacant/undeveloped at this time, the site is graded several times throughout the year for weed control purposes. Additionally, the site has also been graded to control water run off that the site receives from commercial development to the west, including from the Super 8 motel and Sizzler Restaurant parking lots and associated site improvements. These drainage improvements include annual maintenance grading activities in order to ensure continued water conveyance across the site. Outlet improvements consisting of concrete and rip-rap rock convey the nuisance flows from the project site onto Dumosa. The proposed project site has also contained no less than two monument signs providing identification for the community center facilities, including externally illuminated monument signs constructed by the County of San Bernardino prior to the Town's incorporation, and the more recently constructed electronic copy message board monument sign constructed by the Town of Yucca Valley. Joshua Trees exist on the project site, while no rock outcroppings or other similar features are present on the project site. Joshua Trees are located across the site in multiple locations.

The site and surrounding areas are not served with full public improvements, including sidewalks, curb, gutter, or drainage improvements.

BUILDING ELEVATIONS: The proposed project is designed to blend in height with existing development, through the use of incremental height changes ranging from single to three story construction. Architectural design represents a blended desert western theme with stone enhancements throughout the exterior of the structure, significant building articulation, and building placement throughout the project site. The

architectural design, site design and building placement are consistent with the General Plan and the Development Code, and support and implement sustainable community strategies development, combining residential and commercial development in close proximity to each other, reducing vehicle miles traveled, providing living and employment opportunities in close proximity to each other, and in reducing typical southern California urban sprawl. The development of the site will be an enhancement of existing development patterns and development styles, and will complement the commercial and governmental land use patterns in proximity to the project site, delivering a pedestrian friendly mixed use development.

ROADWAY IMPROVEMENTS: The proposed project is bounded by Twentynine Palms Highway on the south, Antelope Trail on the north and Dumosa Avenue to the east. Dumosa Avenue will be improved to a modified local street including widening, curbs gutters and sidewalk. The applicant will provide for the dedication of the future 67' half width on Twentynine Palms Highway. Improvements may be constructed in the first or subsequent phases, or with a future Town/Agency project along SR 62. If improvements on SR 62 are not constructed with the project, the applicant will deposit with the Town/Agency funds based upon the estimated costs to construct those improvements. Antelope Trail is proposed to have a cul-du-sac with curb, gutter and sidewalk at its current intersection with the Senior Center parking lot access drive. Traffic can still travel through the Community Center or along Twentynine Palms Highway.

The project may include the construction of a traffic signal at SR 62 and Dumosa Avenue. A traffic signal warrant study has been prepared and the Town/Redevelopment Agency will be requesting authorization for installation of a traffic signal from Caltrans District 8.

Dumosa Avenue will be reconstructed at a local road standard (40' curb to curb) with curb, gutter and sidewalk. Based upon utility relocation, potential construction of dry sewer facilities, and potential construction or installation of storm drain improvements, Dumosa may be constructed with a standard crown, moving away from the current "inverted" street design which is necessary to accommodate storm run-off from SR 62. Sidewalks will also be constructed along the current approximate alignment of Antelope Trail, providing pedestrian access from the project to the Community Center complex. The Redevelopment Agency is evaluating necessary pedestrian improvements from the project site that will provide access to the Yucca Valley Senior Center. Access improvements to the Desert Hills Plaza (Food 4 Less Center) will also be included with the reconstruction of Dumosa Avenue and Antelope Trail.

The Morongo Basin Transit Authority currently operates bus routes along Twentynine Palms Highway in the project area, as well as to the Senior Center in the Community Center Complex. Implementation of the proposed project may result in permanent modifications to Twentynine Palms Highway adjacent to the project site through roadway widening, although a new project access point will be created on the west side of the intersection of Dumosa at Twentynine Palms Highway.

ASSESSMENT DISTRICTS: No assessment districts are recommended as part of this project.

SPECIFIC PLAN AND CONDITIONAL USE PERMIT DISCUSSION: The applicant requests approval of a Conditional Use Permit and Specific Plan to allow the construction of a seventy five (75) unit, three (3) story affordable senior (age-restricted) housing project. The project will consist of seventy four (74), 650 square foot, one (1) bedroom apartments and one (1) 750 square foot two (2) bedroom apartment; 4,199 square feet of common area; 3,924 of community and leasing area; 275 square feet of laundry area; 31,132 square feet of total interior common area, corridors, stairwells and balconies; and approximately 4,446 square feet of carports. The total building square footage is approximately 87,482 square feet. The site includes a minimum of 26 covered parking stalls and 22 uncovered parking stalls. The project will include onsite retention, on-site sewage/wastewater treatment or disposal, landscaping, parking, and may include amenities such as a clubhouse, pool/spa, gazebo, etc.

Primary access to the site will be from Dumosa Avenue. Emergency access will be provided through the alley to the project's west. The project may include vacating all or a portion of Antelope trail along the project's northern boundary. Pedestrian access from the site will be available to Town Hall, Community Services, Library, Museum and Senior Center.

The General Commercial land use district allows the construction of multifamily residential units as a mixed use development. The site is a mixed use development in that the Town Hall complex is located immediately to the projects north. Additionally, there are various commercial uses adjacent to the project site including grocery stores, restaurants, banks and a hotel. The General Plan Land Use Element requires a Specific plan to be prepared for mixed use projects, which the applicant has prepared. The Specific plan lays out the standards for development of the site.

The Development Code provides no guidance or regulation as to the specific number of units (density) that may be constructed in the General Commercial areas. The Yucca Valley Senior Affordable Housing Specific Plan follows the policy guidance established in the Old Town Specific Plan for mixed use development projects. The Old Town Mixed Use designation allows up to 40 dwelling units per acre. These policies were implemented to establish the following results for mixed use development.

- Compact, vertical mixed-use development;
- Mixes complimentary uses: higher-intensity residential development, commercial and smaller scale retail development.
- Expands housing opportunities
- Provides street oriented, pedestrian development
- Enhances streetscape

The proposed 75 units are located on roughly 3 gross acres, which would result in 25 units to the acre.

The following chart shows the various standards required within the General Commercial Land Use District and the standards of the Yucca Valley Seniors affordable Housing Specific Plan.

Development Standards		
Standard	**General Commercial**	**Yucca Valley Senior Affordable Housing Specific Plan**
Maximum Structure Height (Ft.)	40 feet	40 feet (measured parallel to slope)
Minimum Lot Size (Acres) Map suffix will modify See (1) below	5	120,000 square feet, 2.75 acres
Maximum Lot Coverage (Building coverage)	60%	60%
Maximum Lot Dimensions (Width to Depth Ratio)	1:3	1:4
Minimum Lot Dimensions (Width/Depth in Ft.)	120/120	120 feet by 120 feet
Front Yard Setback (Ft.)	15	15 feet, with parking and landscaping permitted in setback
Side Yard Setbacks (Ft.) See (2) Below	10	10 feet (only one side yard setback is required to be provided if deemed necessary for emergency access. If the adjacent property is not designated commercial or industrial; a side yard shall be required along that side of the property. Parking and landscaping permitted within the setback)
Rear Yard Setbacks (Ft.) See (3) Below	10	10 feet (a rear yard is required only when the adjacent property is not designated commercial or industrial)

Street Side Setbacks (Ft.)	15	15 feet (parking and landscaping permitted within the setback)
Maximum Floor Area Ratio (FAR-Fl Area/Lot Area)	1.20	1.20
Parking	1 space per unit located in a garage or carport	0.64 stalls per unit, minimum 26 stalls covered

CIRCULATION: Public improvements include the reconstruction and realignment of Dumosa Avenue, and may include the widening of SR 62, with additional travel lanes, curb, gutter, sidewalk, parkway landscaping, utility relocation and utility undergrounding, and may include the construction of a traffic signal at the intersection of SR 62 and Dumosa Avenue. The project is not conditioned to construct SR 62 improvements, but that option has been evaluated in the Initial Study for this project. Public improvements will also include the construction of sidewalks, pathways, landscaping and ancillary improvements connecting the project site to Town Hall, the Library, the Hi Desert Nature Museum, the Senior Center, the Community Center Buildings, as well as to the Desert Hills Plaza, located east of the project site across Dumosa Avenue. The project also includes the relocation of the existing monument sign and supporting utilities to the east side of Dumosa Avenue

Public transit system improvements may be constructed as a part of the project, either on-site or in close proximity to the project site, including their potential location on public roads, the Community Center property, or on the project site itself.

FLOOD CONTROL/DRAINAGE: The project may result in the construction of stormwater facilities as identified in the Town's Master Plan of Drainage. These facilities would capture existing storm waters on SR 62 and Dumosa Avenue, and convey those storm waters to the terminus of Dumosa Avenue, connecting to existing facilities. The SR 62 improvements can only be operational with the widening of SR 62, and as such, these improvements may occur in Phase I or subsequent phases of the project. Because these improvements capture existing flows, removing those flows from the public roadways will result in the elimination of storm waters from Dumosa Avenue, reducing existing conditions flood water conditions.

Development of the project site is in excess of one acre; therefore, the proposed project is required to obtain approval under an NPDES General Construction permit. The implementation of NPDES permits ensures that a state's mandatory standards for clean water and the federal minimums are met. Coverage with the permit would prevent sedimentation and soil erosion through implementation of a Storm Water Pollution

Prevention Plan (SWPPP) and periodic inspections by RWQCB staff. A SWPPP is a written document that describes the construction operator's activities to comply with the requirements in the NPDES permit. Required elements of an SWPPP include (1) site description addressing the elements and characteristics specific to the project site; (2) descriptions of BMPs for erosion and sediment controls; (3) BMPs for construction waste handling and disposal; (4) implementation of approved local plans; and (5) proposed post-construction controls, including a description of local post-construction erosion and sediment control requirements. The SWPPP is intended to facilitate a process whereby the operator evaluates potential pollutant sources at the site and selects and implements BMPs designed to prevent or control the discharge of pollutants in stormwater runoff.

On site retention facilities will be constructed to capture incremental increase in storm water run-off, and these improvements may be constructed on site, or may be constructed on other areas of the Community Center project, subject to all necessary agreements between the Town, the Redevelopment Agency, and the project proponent. All incremental flows, plus a minimum of 10% above the incremental increase, shall be retained by the project.

UTILITIES: The extension of utilities to the site and on the site will be necessary, including natural gas, electricity, cable television, fire services, telephone, and associated improvements. The project will be designed to accommodate roof-top photovoltaic panels (PV), and the PV system may be installed in the first or subsequent phases of the project.

Utilities are available at or near the project site. Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. All the residents within the site will be required to pay these fees.

Electrical services are provided by Southern California Edison. Electrical service is available at the site, as there are existing overhead electrical facilities running parallel to SR 62 as well as west of the project site. Services to the site, as required by Town Ordinance, shall be placed underground.

Natural gas services are provided to the community by The Gas Company. All adjacent properties are serviced with natural gas, and both high and low pressure gas lines are available to the project site.

The Hi-Desert Water District (HDWD, District) serves the Town of Yucca Valley with groundwater from the Warren Valley Basin and Ames/Means Valley Basin.

Solid waste services are provided by Burrtec Inc. The closest landfill is located approximately 20 miles north of the Town of Yucca Valley and is the Landers Landfill. The Landers Landfill is owned by San Bernardino County and operated by Burrtec. The Town of Yucca Valley requires mandatory solid waste services and the project will be served by Burrtec.

REDEVELOPMENT AGENCY (RDA): The Yucca Valley Redevelopment Agency has entered into an Exclusive Negotiating Agreement with the project proponent for potential Agency financial participation in the construction of affordable housing units on the project site, consistent with the Agency's 5-Year Implementation Plan and the adopted Project Area #1 Plan. The Redevelopment Agency may consider the allocation of low and moderate income funds (20% set a side funds) as well as additional Agency funds to facilitate the construction of affordable housing units and necessary supporting infrastructure that must be constructed to support the project and mitigate project impacts, in accordance with State Redevelopment law and CEQA.

The applicant and the Yucca Valley Redevelopment Agency have entered into an Exclusive Negotiating Agreement for the potential of Agency financial participation in the project to implement General Plan Housing Goals and to implement State Redevelopment law mandated construction of affordable housing units. Portions of the Redevelopment Agency's Five Year Implementation Plan addressing the need for the Agency to take actions that result in the creation pf additional affordable housing units are attached to this Staff Report. Following public hearings and Town Council final actions on these applications and the environmental review, the Redevelopment Agency will consider entering into subsequent agreements with the applicant solidifying the Agency's financial commitments to the project. The units shall be made available to very low and low income households.

No affordable units have been constructed in the Redevelopment area since the plan was adopted. According to the 5 Year Implementation Plan the agency was required to produce 44 affordable units and 18 very low income units, from the time of Agency formation through 2008-2009. The construction of these 75 units will assist the Agency in meeting the requirements to construct affordable housing units.

LANDSCAPING: The Specific Plan provides a conceptual landscaping plan. The Plan includes 28 relocated Joshua Trees, and various shade and accent trees, shrubs, and groundcovers. A final plan is required to be reviewed and approved by both the Town and Hi-Desert Water District. Not all of the options shown in the planting palette will be in the final design. The applicant wishes to provide as much xeroscape landscaping as possible in order to help conserve water. Staff will also be working with the applicant to ensure the greatest number of Joshua Trees will be relocated on site. The final landscaping plan shall be reviewed by the Planning Commission or by the Affordable Housing Sub-Committee.

WALLS/FENCES: The Specific plan permits walls and fences along the perimeter of the Plan areas. Theses should be designed to provide security, while allowing for views. The final materials have not yet been selected but will consist of iron, block masonry, stone or brick as appropriate. The ultimate location of the fencing/walls has also yet to be determined, but anticipated to include a decorative block wall, approximately six (6) feet in height along the west property line and an open iron fence around the remainder of the site. The site will include gated access. Final plans for these improvements shall be reviewed by the Planning Commission or the Affordable Senior Housing Sub-Committee prior to permit issuance.

CONCLUSION: The proposed project is consistent with both the General Plan and Zoning designations assigned to it. The project has been reviewed under CEQA, and it has been determined that although the project could have significant impacts, these could all be mitigated to less than significant. The findings for approval can be made.

CONDITIONAL USE PERMIT FINDINGS:

1. The location, size, design, density and intensity of the proposed development is consistent with the General Plan, the purpose of the land use district in which the site is located, and the development policies and standards of the Town;

   The Yucca Valley Senior Affordable Housing Project serves to implement the General Plan land use designation of "General Commercial" and zoning designation of "General Commercial District" for the project area. The General Commercial District allows multifamily residential uses when part of a mixed use combination of parcels, such as with the adjacent civic uses. This Specific Plan establishes the development requirements and design guidelines to be applied to all development within the project area. Therefore, the projects location, size, density and intensity are consistent with the General Plan.

2. The location, size, design and architectural design features of the proposed structures and improvements are compatible with the site's natural landform, surrounding sites, structures and streetscapes;

   Architectural design represents a blended desert western theme with stone enhancements throughout the exterior of the structure, significant building articulation, and building placement throughout the project site. The architectural design, site design and building placement are consistent with the General Plan and the Development Code, and support and implement sustainable community strategies development, combining residential and commercial development in close proximity to each other, reducing vehicle miles traveled, providing living and employment opportunities in close proximity to each other, and in reducing typical southern California urban sprawl.

3. The proposed development produces compatible transitions in the scale, bulk, coverage, density and character of the development between adjacent land uses;

   The proposed project is designed to blend in height with existing development, through the use of incremental height changes ranging from single to three story construction. The proposed development provides compatible transitions in the scale, bulk, density and character of the development.

4. The building site and architectural design is accomplished in an energy efficient manner;

   The Buildings have been designed to shelter the residents, to the extent possible, from the persistent winds that the area receives. The buildings include areas for natural light to filter through, eliminating the need for some lighting. Additionally, the roofs are being designed to handle the potential installation of solar energy in the future.

5. The materials, textures and details of the proposed construction, to the extent feasible,. are compatible and consistent with the adjacent and neighboring structures;

   The proposed project is designed to blend in height with existing development, through the use of incremental height changes ranging from single to three story construction. Architectural design represents a blended desert western theme with stone enhancements throughout the exterior of the structure, significant building articulation, and building placement throughout the project site. Project materials and colors are consistent with and complement surrounding development.

6. The development proposal does not unnecessarily block views from other buildings or from public ways, or visually dominate its surroundings with respect to mass and scale to an extent unnecessary and inappropriate to the use;

   The proposed development, as discussed above has been designed from one to three stories. This will help provide a transition between the various surrounding land uses in the area, providing sensitivity to structure height with surrounding development.

7. That the amount, location, and design of open space and landscaping conforms to the requirements of the Development Code, enhances the visual appeal and is compatible with the design and functions of the structure(s), site and surrounding area;

   The project meets and exceeds the requirements of the Development Code. The project includes landscaping, lighting, hardscape improvements, on-site water retention, and amenities that may include outdoor gazebo or patio areas, a swimming pool, jacuzzis, gardening or greenhouse gardening structures, walking areas, etc.

8. The quality in architectural design is maintained in order to enhance the visual desert environment of the Town and to protect the economic value of existing structures;

The architectural design of the building is visually appealing. There is both horizontal and vertical relief provided. The building will utilize high quality materials and will help to protect the economic value of existing structures. The proposed project is designed to blend in height with existing development, through the use of incremental height changes ranging from single to three story construction. Architectural design represents a blended desert western theme with stone enhancements throughout the exterior of the structure, significant building articulation, and building placement throughout the project site. Project materials and colors are consistent with and complement surrounding development.

9. There are existing public facilities, services, and utilities available at the appropriate levels and/or that new or expanded facilities, services and utilities shall be required to be installed at the appropriate time to serve the project as they are needed;

The project is located just to the south of the existing Town Hall complex. Facilities include Town Hall, Community Services, Museum, Library, San Bernardino County Sheriffs, senior center and recreational sports fields. Utilities are available at or near the project site. Each utility provider charges connection and service fees which are designed to include the need for additional facilities as growth occurs. All the residents within the site will be required to pay these fees. The Town's solid waste franchisee is responsible for implementing recycling techniques to reduce the impacts to area landfills. Therefore, the project is adequately served by the existing public facilities, services and utilities. The project site is located at the northwest corner of 29 Palms Hwy and Dumosa Ave. To the north of the project is Town Hall and Community Center. To the south, across 29 Palms Hwy, are Bank of America and a shopping center that includes a Stater Bros, Well Fargo and other specialty stores and small restaurants. To the east of the project is a shopping center anchored by Food 4 Less and includes several specialty shops and La Casita Mexican restaurant. To the west of the project is Super 8 Motel, Carrows, Sizzler's and a single family residence. The subject property and the property to the west are designated General Commercial and Multi-family residential 10 units to the acre. The properties to the south and to the east are designated Neighborhood Commercial. The property to the north is designated Public/Quasi Public.

10. That access to the site and circulation on and off-site is required to be safe and convenient for pedestrians, bicyclists, equestrians and motorists;

The proposed project will improve circulation on and around the site, particularly for pedestrians. Dumosa Trail is proposed to be widened and will include sidewalks. Twentynine Palms Highway may be improved with curb gutter and sidewalk as well. Antelope Trail may get a cul-de-sac to help facilitate the safe movement of pedestrians from the

project to the Community Center. The Agency and the Applicant are seeking Caltrans approval for construction of a traffic signal at SR 62 and Dumosa Avenue. The project site meets access requirements for emergency services provided by the Sheriff's Department and by the County Fire Department.

11. That traffic generated from the proposed project has been sufficiently addressed and mitigated and will not adversely impact the capacity and physical character of surrounding streets;

    Since the project is proposed as a senior designated project, the amount of traffic to be generated is expected to be minimal. The expected traffic would be less than if the site was to be developed with a commercial business. As part of the project, it is anticipated the Antelope Trail will be vacated. This will help to reduce the amount of through traffic that uses Antelope Trail in the residential area. With the proposed street improvements the project will not adversely impact the capacity and physical character of the surrounding streets. Trip generation studies were prepared for the project, and those studies illustrated insignificant vehicle trips generated by the project.

12. That traffic improvements and/or mitigation measures have been applied or required in a manner adequate to maintain a Level of Service C or better on arterial roads, where applicable, and are consistent with the Circulation Element of the Town General Plan;

    The project, as conditioned, will result in surrounding intersections operating at a Level of Service C or better. The proposed improvements are consistent with the Circulation Element.

13. There will not be significant harmful effects upon environmental quality and natural resources including endangered, threatened, rare species, their habitat, including but not limited to plants, fish, insects, animals, birds or reptiles;

    An Initial Study was completed for the project that found that the impacts to Biological Resources would be less than significant with mitigation measures. This is in part because the property is surrounded by development on three sides and Twentynine Palms on the fourth. The site has been graded for weed control up to four times a year since the Town incorporated. Therefore, the project will not have significant harmful effects upon the environmental quality and is consistent with the General Plan.

14. There are no other relevant or anticipated negative impacts of the proposed use that cannot be mitigated and reduced to a level of non-significance in conformance with CEQA, the California Environmental Quality Act;

An Initial Study was prepared for the project. All negative impacts of the proposed use have been mitigated to a level that is less than significant.

15. The impacts which could result from the proposed development, and the proposed location, size, design and operating characteristics of the proposed development, and the conditions under which it would be operated or maintained will not be considered to be detrimental to the public health, safety and welfare of the community or be materially injurious to properties and/or improvements within the immediate vicinity or be contrary to the General Plan; and

    An Initial Study was prepared for the project. All negative impacts of the proposed use have been mitigated to a level that is less than significant. There will be no impacts to the public health, safety, and welfare of the community.

16. The proposed development will comply with each of the applicable provisions of the Development Code, and applicable Town policies, except approved variances.

    The project, as proposed complies with all applicable provisions of the Development Code, Specific Plan and applicable Town policies.

Specific Plan Findings

1 The proposed Specific Plan meets all of the following content criteria:

a. Specifies through text and/or diagrams, the distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;

b. Specifies through text and/or diagrams, the proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;

c. Specifies through text and/or diagrams, the standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;

d. Specifies a program of implementation measures including regulation, programs, public works projects, and financing measures necessary to carry out Findings (a)(1), (a)(2) and (a)(3) above;

e. Includes a statement of the relationship of the Specific Plan to the General Plan, Development Code, and any other applicable plan or ordinance;

f. Addresses any other subjects which are necessary for implementation of the General Plan.

The Yucca Valley Senior Affordable Housing Specific Plan adequately addresses all items required by the Development Code. The proposed plan is consistent and meets all of the above requirements.

2. The location and design of the proposed development will be consistent with the goals and policies of the General Plan and with any other applicable plan or policies adopted by the Town and with any other applicable provisions of the Development Code.

As discussed in General Plan Consideration of the Staff report the proposed project is consistent with the goals and policies of the General Plan. This project will help the Town to meet many of the goals polices and programs specified in the General Plan by providing new affordable, quality residential units for seniors.

3. The proposed location will allow the development to be well integrated with or adequately buffered from its surroundings, whichever may be appropriate.

The proposed project is designed to blend in height with existing development, through the use of incremental height changes ranging from single to three story construction. Architectural design represents a blended desert western theme with stone enhancements throughout the exterior of the structure, significant building articulation, and building placement throughout the project site.

4. All vehicular traffic generated by the development, either in phased increments or at full build-out, will be accommodated safely and without causing significantly increased congestion upon adjoining streets.

Since the project is proposed as a senior designated project, the amount of traffic to be generated is expected to be minimal. The expected traffic would be less than if the site was to be development with a commercial business. As part of the project it is anticipated the Antelope Trail will be vacated. This will help to reduce the amount of through traffic the uses Antelope Trail in the residential area. With the proposed street improvements, the project will not adversely impact the capacity and physical character of the surrounding streets.

5. The final Specific Plan will identify a methodology to allow land uses to be adequately serviced by existing or proposed public facilities and services. In appropriate circumstances, and as provided elsewhere by this Development Code, the Town may require that suitable areas be reserved for uses such as schools, parks and pedestrian ways; public open spaces may be dedicated or

reserved by private covenant for the common use of residents, establishments or operations in the development.

The project is located just to the south of the existing Town Hall complex. Facilities include Town Hall, Community Services, Museum, Library, San Bernardino County Sheriffs, senior center and recreational sports fields. San Bernardino County Fire Department has a station within a ¼ mile of the proposed location. Agencies have been consulted and no issues identified. The proposed project will be adequately served by the existing facilities.

6. In accordance with the requirements of the *California Environmental Quality Act* (CEQA), environmental impacts have been reduced to a level of non-significance; or in the case where such impacts remain; a statement of overriding considerations must be adopted to justify the merits of project implementation after certification of the Environmental Impact Report.

   An Initial study was prepared for the project. All items identified as potential having and impacts have been mitigated to a level that is less than significant. A Mitigated Negative Declaration is proposed.

7. The proposed Specific Plan should contribute to a balance of land uses so that local residents may work and shop in the community in which they live.

   The architectural design, site design and building placement are consistent with the General Plan and the Development Code, and support and implement sustainable community strategies development, combining residential and commercial development in close proximity to each other, reducing vehicle miles traveled, providing living and employment opportunities in close proximity to each other, and in reducing typical southern California urban sprawl.

8. The proposed Specific Plan will not be detrimental to the public health, safety, or welfare of the Town.

   An Initial study was prepared for the project. All items identified as potentially having an impact have been mitigated to a level that is less than significant. A Mitigated Negative Declaration is proposed. The proposed Specific Plan will not be detrimental to the public health safety, or welfare of the Town

Attachments:

1. Standard Exhibits
2. Notice of Intent
3. Initial Study

4. Mitigation Monitoring Program
5. Application materials
6. Site Plan & Elevations
7. Specific Plan
8. Notice of Hearing

TOWN OF YUCCA VALLEY
COMMUNITY DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS OF APPROVAL
SENIOR HOUSING PROJECT

The applicant requests approval of a conditional use permit and specific plan to allow the construction of a seventy five (75) unit, three (3) story affordable senior (age-restricted) housing project. The project will consist of seventy four (74), 650 square foot, one (1) bedroom apartments and one (1) 750 square foot two (2) bedroom unit; 4,199 square feet of common area; 3,924 of community and leasing area; 275 square feet of laundry area; 31,132 square feet of total interior common area, corridors, stairwells and balconies; and approximately 4,446 square feet of carport. The total building square footage is approximately 87,482 square feet. The site includes a minimum of 26 covered parking stalls and 22 uncovered parking stalls. The project will include onsite retention, on site wastewater/sewage treatment or disposal, landscaping, parking, and may include amenities such as a clubhouse, pool/spa, gazebo, etc.

Primary access to the site will be from Dumosa Avenue. Emergency access will be provided through the alley to the projects west. The project may include vacating all or a portion of antelope trail along the projects northern boundary. Pedestrian access from the site will be available to town hall, community services, library, museum and senior center.

The project is located at the northwest corner of 29 Palms Hwy and Dumosa Ave and is identified as APN 595-371-11 and the southern portion of 595-361-21

GENERAL CONDITIONS

G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.

G2. This Conditional Use Permit shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission and/or Town Council, in conformance with the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

Approval Date: May 17, 2011
Expiration Date: May 17, 2014

G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project area. These include, but are not limited to, Environmental Health Services, Transportation/Flood Control, Fire Warden, Building and Safety, State Fire Marshal, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.

G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time shall result in the revocation of the approval on the property.

G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utility companies. The approved permits shall be readily available on the job site for inspection by Town personnel.

G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or electrical inspection. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).

G7. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.

G8. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.

G9. During construction, the applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town staff to eliminate any site related dirt and debris within the roadways. During business

activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.

G10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way.

G11. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).

G12. Each phase of a phased project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be limited to, street improvements, wastewater collection, treatment and disposal, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plans required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.

G13 At least one sign per fronting street shall be posted on the site and must contain the following information: the grading permit number, the project name, map number (if appropriate), the authorized dust controller phone number(s), the Town phone number and the Mojave Desert Air Quality Management District (MDAQMD) phone number. The signs must be obtained and installed by the developer using the sample format to be provided. The signs must be present at the pre-construction meeting or the grading permit will not be issued. The Applicant must keep the contact name and phone number active and current at all times. Failure of the contact system may be considered grounds for revocation of the permit. All signs shall be a minimum of 4' x 8' in size.

G14. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents

G15. The Applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.

G16. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.

G17. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.

G18. Prior to any work being performed within the public right-of-way, the Applicant shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.

G19. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.

G20. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, composite development plans, erosion and sediment control plans, and assessment district plans and formations shall be coordinated for consistency with this approval.

G21. The Town Engineer may allow phased constructed of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.

G22. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.

G23. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected

area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.

G24. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.

G25. The street design and circulation pattern of this project shall be coordinated with adjoining developments.

G26. The final Conditions of Approval issued by the approving authority shall be photographically or electronically placed on bond (blue/black line) paper and included in the Grading and Street Improvement plan sets on 24" x 36" bond (blue/ black line) paper and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field and during construction. Plan check fees shall not be charged for sheets containing the Conditions of Approval.

G27. A construction-phasing plan for the construction of on-site public and private improvements shall be reviewed and approved by the Town Engineer prior to the approval of the project grading plan. Financial security shall be provided for all the improvements within the project. The Town Engineer may require the dedication and construction of necessary utilities, streets or other improvements outside the area the project if the improvements are needed for circulation, parking, access, or for the welfare or safety of future occupants of the development.

G28. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

G29. All property corners, logs, easements, street centerlines and curve radii shall be monumented and horizontally tied to identified control points. A copy of the monumentation survey and centerline tie notes shall be provided to the Town Engineer for approval.

G30. For any import or export of material, the applicant shall provide the route of travel, estimated cubic yards of import/export, number of trucks, daily schedule,

and length of time necessary to complete the import/export of materials to/from the site. No hauling of material shall occur prior to approval by the Town Engineer.

PLANNING CONDITIONS

P1. The development of the property shall be in conformance with FEMA requirements and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.

P2. In accordance with Ordinance 169, utility undergrounding shall be required for all new service and distribution lines that provide direct service to the property being developed; existing service and distribution lines that are located within the boundaries being developed; existing service and distribution lines between the street frontage property line and the centerline of the adjacent streets of the property being developed; existing Service and Distribution lines located on adjacent properties along or within 10 feet of the lot lines of the property being developed; or existing service and distribution lines being relocated as a result of a project.

P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.

P4. A **final** plan identifying all protected plants as well as a Native Plant Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of any construction permits, including grading and utility installations, for the project. The applicant shall make every effort to relocate the regulated native plants back onsite. The adoption of native plants shall be consistent with the Native Plant Ordinance in effect at the time of grading permits. The final native plant plan shall be reviewed and approved by the Planning Commission prior to the issuance of any construction permits for the project site.

P5. **All mitigation measures identified in the Initial Study and included in the Mitigation Monitoring Program are included as conditions of approval by this reference.**

P6. Prior to the issuance of any permits the Applicant shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems. Said irrigation system shall incorporate a permanent

automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. All ground within proposed landscape planter areas shall be provided with approved ground cover. All trees shall be a minimum of 24" boxes. This shall include but not be limited to drought-tolerant plant materials or colored desert rock. **The Landscape Plan shall include the east side of Dumosa Avenue from SR 62 to the driveway accessing the Desert Hills Plaza/Food 4 Less Shopping Center.** The Landscape Plan shall be approved by Hi-Desert Water District. The Landscape and Irrigation review requires a separate application and a current Town fee of $685. **The final Landscape and Irrigation Plan shall be reviewed and approved by the Planning Commission or the Affordable Housing Sub-Committee prior to the issuance of any permits.**

P7. Within 30 days of Town Council approval the applicant shall provide three (3) copies of the Approved Specific Plan and one electronic copy.

P8. Final building elevations shall be submitted before or concurrent with building permit applications for final review and approval by the Planning Commission or Affordable Housing Sub-Committee.

P9. Final on-site ancillary improvements, including fencing, proposed amenities, on-site pedestrian circulation, building access, shall be reviewed and approved by the Planning Commission or the Affordable Housing Sub-Committee prior to issuance of Building Permits.

ENGINEERING CONDITIONS

E1. **Construct full width improvements (40 feet curb to curb) including sidewalks (west side only if acceptable during Caltrans signal design and approval), curb, and gutter (both sides) on Dumosa Avenue per Town of Yucca Valley Standard Drawing No. 101.**

E2. **Subject to approval of the Town Engineer, construct catch basins and 54 inch storm drain improvements on Dumosa Avenue from the intersection with SR 62 to the existing channel at the north end of Dumosa Avenue. Separate storm drain improvement plans shall be prepared. The applicant's engineer shall prepare a hydrology study to determine the quantity of storm flows entering Dumosa Avenue from SR 62. The catch basins shall be sized such that 12 feet of pavement, in each direction, shall be dry during a 100 year storm event. In addition, the catch basin at the northwest corner of Dumosa Avenue and SR 62 shall provide a 48 inch stub to the west for future catch basins on SR 62. The Applicant/Town/Agency shall enter into a reimbursement agreement or shall include fair share allocations in the Agency's DDA for the project.**

E3. **Construct an offset cul-de-sac on Antelope Trail per San Bernardino County Standard Drawing No. 120A, modified to 40 feet curb to curb. The cul-de-sac shall also include a driveway into the existing parking lot westerly of Town Hall and shall provide access to the Library, Senior Center, and Community Center recreation facility parking lots.**

E4. **Construct a 26 feet wide access road, 150 +/- feet in length, from Dumosa Avenue westerly to the existing parking lot fronting Town Hall. Improvements shall include curb and gutter, ribbon gutter, A.C. pavement, and sidewalk, at a minimum. The existing pavement on Antelope Trail may be removed between the end of these improvements and the new cul-de-sac on Antelope Trail.**

E5. **The project shall provide retention for the incremental storm flows generated during the worst case 100 year storm event plus an additional 10% minimum, and 20% incremental retention is desired. A hydrology study shall be provided detailing the retention amounts required.**

E6. **Storm/nuisance waters entering the site from the driveway/alley from the west shall be conveyed through the site and/or incorporated into the retention area.**

E7. **Relocation of Dumosa Avenue and closure/relocation of Antelope Trail will require relocation of existing utilities within the roadways. The applicant shall be responsible for relocation of any and all utilities to the satisfaction of the utility provider. The applicant shall provide the Town Engineer proof of the utility approval of the proposed improvement, including but not limited to plans and non-interference letters. If required by the utility provider the Applicant's engineer shall prepare easement documents for installation of the facilities on Town-owned property.**

E8. **Should Caltrans approve the Warrant Study for a signal at the intersection of Dumosa Avenue and SR 62 the applicant shall be responsible for construction of the signal. The applicant shall prepare and process improvement plans through Caltrans for all improvements along SR 62. Plans shall include, but not be limited to, signal improvements, median island improvements, signing and striping, and traffic control. It is the Town's desire that the signal poles be installed at their ultimate location if possible.**

E9. **Prepare precise grading plans for review/approval by the Town. Grading plans shall include details of any retention area proposed.**

E10. **Install one street light at each of the following locations:**

The intersection of Dumosa Avenue and SR 62 per Town of Yucca Valley Standard Drawing 300. This street light may be included in the traffic signal pole.

The intersection of Dumosa Avenue and Antelope Trail per Town of Yucca Valley Standard 301.

The end of the proposed cul-de-sac on Antelope Trail per Town of Yucca Valley Standard Drawing 301.

E11. **The Applicant's engineer shall provide easement legal descriptions and plats for off-site facilities including retention areas and/or sewer septic systems.**

E12. **Prior to issuance of a grading permit for any portion of a site, the Applicant shall submit, for review and approval, an irrigation and landscaping plan or other appropriate treatment for all slope areas. After certification of final grading all manufactured slopes over the height of 3 feet shall be irrigated and landscaped unless otherwise approved by the Town.**

E13. A licensed civil engineer or land surveyor shall survey and certify that the rough grading was completed in substantial conformance with the approved Rough Grading Plans. Prior to the issuance of any building permits the project Engineer shall certify the finished lot was graded in conformance to approved plans.

E14. Prior to the issuance of a **Grading Permit** for the onsite areas, a Grading Plan, including Rough Grading and Precise Grading, prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The Rough and Precise Grading Plans shall be reviewed and approved by the Town Engineer prior to issuance of grading permits. The Applicant is responsible for all fees incurred by the Town.

E15. A licensed civil engineer or land surveyor shall survey and provide pad certification for each individual lot prior to issuance of building permits.

E16. Prior to the issuance of Permits, the Applicant shall comply with the recommendations of a site-specific Geotechnical and Soils Report which shall be reviewed and subject to Town approval. The report shall include recommendations for any onsite and offsite grading, foundations, compaction, structures, drainage, and existence of fault zones. It shall include recommendations for retention basins, slope stability and erosion control. The Geotechnical and Soils engineering report shall include data regarding the nature, distribution and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, when necessary and opinions and recommendation covering the adequacy of sites for development. The report shall identify if the site contains any areas susceptible to landslide risk, liquefaction potential and/or subsidence potential on the project site. The report shall identify and include the location of major geologic features, topography and drainage, distribution and general nature of rock and soils, a reasonable evaluation and prediction of the performance of any proposed cut or fill in relation to geological conditions, and the capability of soils and substrata to support structures.

E17. All recommended approved measures identified in the Geotechnical and Soils Engineering report shall be incorporated into the project design.

E18. When a development is constructed in phases, each phase of the development shall function independent of the others. Retention basin(s) shall be constructed and functional prior to the issuance of Building Permits for any structure within that phase of the project. The applicant shall provide on-site retention for the incrementally

larger flows caused by each phase of development of the site, pursuant to a final drainage report, subject to approval by the Town Engineer.

E19. A **final** drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site. The retention basin size will be determined, per County of San Bernardino Flood Control methodology, such that incremental 100 year 24-hour storm volume, plus 10% minimum, 20% desired, is retained on-site.

E20. Basin(s) shall be designed to fully dissipate storm waters within a 48 hour period.

E21. Prior to acceptance and final construction approval, all retention/detention basins shall be certified by a civil engineer that all retention/ detention basins have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved final drainage report for the project.

E22. Prior to acceptance or final construction approval, all drainage systems, both public and private, shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved final drainage report(s) for the project.

E23. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.

E24. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.

E25. Prior to issuance of a grading permit, a Fugitive Dust and Erosion and Sediment Control Plan shall be submitted and approved by the Town Engineer. The Fugitive Dust and Erosion and Sediment Control Plan shall be illustrated on all proposed phasing for construction of the project.

E26. A Notice of Intent to comply with Statewide General Construction Stormwater Permit (Water Quality Order 99-08-DWQ as modified December 2, 2002 or as otherwise updated by the Board) is required for the proposed development via the California Regional Water Quality Control Board (phone no. 760-346-7491). A copy of the executed letter issuing a Waste Discharge Identification number shall be provided to the Town prior to issuance of a grading permit. Applicant shall comply with NPDES requirements as applicable. The Applicant shall install devices on his property to keep erodible material, rocks, and gravel on the site. Three copies of the SWPPP submitted to the CRWCB shall be submitted to the Town.

E27. Prior to any work being performed in the public right-of-way, fees shall be paid and an encroachment permit shall be obtained from the Town. The Applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or

any other encroachment onto public right-of-way. The Applicant shall be responsible for the associated costs and arrangements with each public utility.

E28. **Areas for Construction stockpiling, equipment storage and maintenance shall be submitted to the Town Engineer for review and approval with each phase of the project.**

E29. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with full-depth asphalt concrete recommended by the Soils Engineer.

E30. In conjunction with rough grading plan submittal for plan check, street plans prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town. The final street plans shall be reviewed and approved by the Town Engineer

E31. Street improvements **for each phase** shall be completed, approved, and certified by a civil engineer as constructed in substantial conformance with the approved plans, and accepted by the Town of Yucca Valley prior to issuance of a certificate of occupancy for any structures **for each phase** of the project.

E32. The Applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District.

E33. The Applicant shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The Applicant shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The Applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the Applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.

E34. The Applicant shall be responsible for all improvements constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced. The applicant shall be required to maintain and repair those improvements prior to and after acceptance by the Town Council for the length of time required by the applicable conditions, standards and ordinances.

E35. The wastewater collection and treatment system shall be maintained so as not to create a public nuisance and shall be serviced by a maintenance company approved by the Regional Water Quality Control Board. The wastewater collection and

treatment system shall be approved by the Regional Water Quality Control Board and functional prior to the issuance of grading permits for the project.

E36. All improvement plans shall be designed by a Registered Civil Engineer.

E37. Any area which remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site, or methods identified within the SWPPP, subject to Town Engineer approval.

E38. The Applicant shall be responsible for inspection, modification, and proper maintenance of the erosion control devices as necessary. If the Applicant fails or refuses to properly maintain the erosion control devices, the Town Engineer may cause emergency maintenance work to be done in order to protect potentially impacted property. The cost shall be deducted from the erosion control security posted for the project and shall include all costs related to the emergency maintenance including initial mobilization and performance of the work in addition to applicable administrative costs.

E39. If construction of erosion control systems outside of the project boundaries is necessary, permission to construct such systems from the owner of such off-site property is required. Plans for the off-site system shall be included with the on-site plans submitted to the Town Engineer. The plans for the off-site erosion control system shall include permission to grade and maintain the erosion control system from all affected property owners and letters of clearance and/or permits from all appropriate governmental entities.

E40. The Applicant shall submit a post construction erosion and sediment control plan which identifies and illustrates all necessary improvements to prevent the movement and or loss of any soil and sediment materials from the project site, including all individual lots for construction of habitable structures, all slope banks, and all areas of the site capable of resulting in the deposit of soils and sediments with the street or storm drain system. The post construction erosion and sediment improvements shall be certified by a civil engineer that they were constructed in substantial conformance with the approved plans and specifications.

E41. Drainage easements, when required, shall be shown on the grading plan and separate legal descriptions and plats prepared delineating the location of the easements.

E42. If improvements associated with this project are not initiated within the approval time period of the subdivision improvement agreement, the Town Engineer may require that plans be modified to reflect current codes and standards in effect at the time of request for an extension of time for the improvement agreement or issuance of a permit.

E43. Private drainage easements for cross-lot drainage shall be dedicated by separate instrument and delineated on the grading plan.

E44. A construction area traffic control plan, including temporary and final permanent striping, shall be designed by a registered Civil Engineer or Traffic Engineer for review and approval by the Town Engineer for any street construction, closure, detour or other disruption to traffic circulation.

E45. All permanent street closures must be approved by Town Council action.

E46. The following information regarding the presence of the Marine Corps Air Ground Combat Center (MGAGCC) shall be recorded on the **title of the property, and included in the information presented to each new tenant.**

> "The Marine Corps Air Ground Combat Center is located in the Morongo Basin. To prepare Marines for future conflicts, the MGAGCC carries out realistic training with military munitions, both day and night. As a result, Military aircraft fly over the area, and military vehicles drive on and off the base every day. This property is located directly under two aircraft flying routes and is located approximately 13 miles from the installation boundary. Consequently, you should expect to hear military training, see low-flying military aircraft, and encounter other experiences associated with the important mission of the MCAGCC".

E47. Unless approved by the Town Engineer the project street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patters with respect to tributary drainage area and outlet points. Lot lines shall be located at the top of slopes. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.

E48. Improvement plans shall be based upon a centerline profile, extending beyond the project boundaries a minimum distance of 300 feet at a grade and alignment approved by the Town Engineer.

E49. **Should Cal-trans approve the warrant study for a signal at the intersection of Dumosa and Twentynine Palms Highway the applicant shall be responsible to design and construct the traffic signal. The Applicant/Town/Agency shall enter into a reimbursement agreement or shall include fair share allocations in the Agency's DDA for the project.**

E50. **The applicant shall be responsible for payment of in-lieu fees for the costs of widening of SR 62 to its ultimate improvement widths. The applicant shall prepared cost estimates for those improvements, for review and final approval by the Town Engineer.**

BUILDING AND SAFETY CONDITIONS

B1. Prior to the delivery of combustible materials, the following items shall be accepted as complete:

a. The water system is functional from the source of water past the lots on which permits are being requested (i.e. All services are installed, valves are functional and accessible, etc.); and

b. Fire hydrants are accepted by the County Fire Department and the Hi Desert Water District. The fire hydrants associated with each phase shall be functioning prior to issuance of building permits.

B2. The applicant shall submit three sets of plans to the Building and Safety Dept. for plan check and approval.

B3. At the time of building plan check submittal, the applicant shall provide approval from the San Bernardino County Fire Dept.

B4. Prior to final inspection, all required improvements shall be constructed and finalized and accepted by the appropriate agency prior to the issuance of a Certificate of Occupancy.

FIRE CONDITIONS

F1. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.

F2. The Applicant shall be responsible for all fees required by San Bernardino County Fire Department.

F3. A water system approved by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicle travel-ways) from the driveway on the address side of the proposed single family structure.

F4. This project is required to have an approved street name sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior to any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.

F5. Prior to issuance of a Certificate of Occupancy, "Blue Reflective Markers" shall be installed to identify fire hydrant locations in accordance with County Fire Department Requirements.

F6. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.

MOJAVE DESERT AIR QUALITY MANAGEMENT DISTRICT CONDITION

MD The applicant shall comply with the provisions of District Rule 403, Fugitive Dust.

HIGH DESERT WATER DISTRICT CONDITIONS

H1. Water and sewer improvement plans and plan check fees shall be submitted for review and approval prior to issuance of a building permit

H2. Landscape plans shall be submitted in accordance with Hi Desert Water District Landscape Ordinance Package if total landscape area exceeds 500 square feet and a separate landscape meter will also be required.

H3. It is recommended that the developer schedule a meeting wit h HDWD to discuss project water demand and fire flow requirements in the planning stages

H4. Reduced pressure (RP) backflow devices shall be required for all water connections.

H5. The fire sprinkler supply service shall be separate from the domestic and landscape services.

H6. All onsite water mains shall be private.

H7. The proposed project is within Phase 1 Sewer Area and shall connect to the sewage collection system when constructed.

H8. An agreement for water service shall be approved by HDWD Board of Directors prior to construction.

UNITED STATES MARINE CORPS CONDITIONS

M1. The MCAGCC requests that all future residents receive full disclosure, in writing, describing the unique aspects of living near a military installation and under an FAA designed helicopter flight path (a copy of a letter from the MCAGCC to the new residents have been provided).

M2. As the site is located under the Desert Bravo helicopter route the applicant should employ sound attenuating materials into the construction. This is an advisory condition only.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD-COLORADO RIVER BASIN CONDITIONS

WQ1. A National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges associated with construction activities is required for projects disturbing one or more acres. An NPDES storm water permit is also required for projects that are part of a common plan and disturb one or more acres.

WQ2. Waste Discharge Requirements may be required for new septic tank leach field systems, particularly for new subdivisions, grouped, or community systems in vulnerable areas.

WQ3. General Waste Discharge Requirements maybe required if the project involves sanitary sewer systems.

MORONGO BASIN TRANSIT AUTHORITY

MBTA 1. Integrate a bus turnout, shelter with pad and other transit amenities (coordinated through the agency) to promote and protect riders. Shelters provide not only protection from the rain and other weather elements, but also provide ambient lighting for security. The bus shelter should be engineered to the specifications of the other MBTA shelters in the Basin. **OR**

MBTA 2. Ensure establishment of ADA compliant accessible pathways from the project to the nearest bus stops on Hwy 62 in-front of the Food 4 Less and/or the bus shelter in front of the Yucca Valley Senior Center.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____

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ATTACHMENT A

GENERAL PLAN GOALS, OBJECTIVES AND POLICIES

The project, as proposed, is consistent with the Yucca Valley General Plan. The following Land Use Element Goals and Policies identify and establish consistency of the proposed project with the General Plan Land Use Element.

Goal 1
A balanced mix of functionally integrated land uses which meet general social and economic needs of the community through compatible and harmonious land use and zoning designations.

Goal 2
A well-rounded community of desirable neighborhoods, a strong employment base and a variety of community facilities.

Policy 5
Maximize land use synergies and enhance the character and viability of commercial areas by providing an integrated mix of commercial, office and residential uses.

Program 5.A
Incorporate appropriate land use and development standards into the Development Code that permit and encourage the appropriate integration of residential uses into mixed-use commercial zoning districts.

Program 5.B
Develop and adopt Specific Plans to guide and assure an effective, integrated mix of commercial, office, and residential uses in appropriate commercial uses.

Policy 6
Encourage in-fill development on subdivided lands located adjacent to existing residential areas and utilities to maximize the efficient utilization of land and infrastructure.

Program 6.A
Discourage the discontinuous or leap-frog development of residential subdivisions by requiring full improvement/extension of all intervening roadways and infrastructure to serve new development.

The following Goals and Policies are taken from the General Plan Community Design Element, and again, identify and establish consistency between the proposed project and the Yucca Valley General Plan.

Policy 4

Assure that high quality, appropriate, functional and aesthetically pleasing designs are incorporated into multi-family projects, which shall provide safe and well-designed living areas, as well as private and common use areas.

Program 4.A
The Development Code shall include design standards for multi-family development that assure variety of design, the provision of safe and secure common open space, adequate parking and appropriate automobile storage, a comprehensive landscape program, perimeter walls and fencing where appropriate, and neighborhood enhancing design.

Policy 6
Require the use of Specific Plans to implement the "Mixed Use" land use designation, which may include an integrated mix of commercial, residential, institutional, and professional office uses.

Program 6.A
The Specific Plan overlay shall be applied to all lands designated for "Mixed Use" developments, with plans providing linkages with the various uses by an efficient, internal network of pedestrian, bicycle and other non-vehicular transportation. Enhanced entry and other
treatments, and balancing the employment and residential components in these developments shall also be characteristic of these developments.

Policy 12
Take every reasonable measure to preserve the value of the community's night sky, establishing maximum lighting levels and permitting fixtures appropriate for the need, use, security, safety and aesthetics.

Program 12.A
Incorporate a lighting standard ordinance which sets specific standards for lighting levels, acceptable types of lighting and fixtures, and location of lighting control in relation to adjoining and nearby properties.

The following Goals and Policies are taken from the General Plan Community Biological Resources Element, and again, identify and establish consistency between the proposed project and the Yucca Valley General Plan

Policy 3:
All development proposals on vacant lands shall be reviewed and evaluated to assure minimal impacts on existing habitat and wildlife.

Program 3.A

Conduct a thorough assessment of impacts to habitat and/or wildlife associated with proposed development, including requiring the preparation of detailed biological resource surveys and mitigation programs in identified sensitive areas of the Town.

Policy 4:
Assure that sensitive habitat and wildlife areas, as well as national park and wilderness lands, are appropriately buffered from urban development.

Program 4.A
The General Plan Land Use, Circulation, and Open Space, Mineral, Energy and Conservation Elements shall recognize, reflect and provide an effective buffer between urban-type development and other incompatible uses, and the Joshua Tree National Park and other sensitive wildlife and open space and conservation lands.

Policy 6:
To the greatest extent practical, the Town shall require developers to salvage native Joshua trees and shrubs for incorporation into project landscaping or transplant trees to other sites.

Program 6.A
Enforcing the Towns Joshua tree removal permit process, also develop and make available information on salvaging and transplanting Joshua trees, and other appropriate native vegetation, and shall provide a list of qualified arborists as part of a program to preserve and extend the Joshua Tree Woodlands community throughout the Town.

Policy 8:
Developers and others required to submit landscape plans to the Town for approval shall be required to use native and approved, non-native, drought tolerant plant species which provide or enhance wildlife habitat and serve to extend the local desert environment into the urban design of the Town. Pro-actively encourage and promote an appreciation of sensitive biological resources and the integrated local environment

Program 8.A
Prepare a comprehensive planting materials list, which shall include native and non-native, drought tolerant trees, shrubs and groWld-covers, which complement the local environment, provide habitat for local wildlife, and extend the desert into the built environment.

The following Goals and Policies are taken from the General Plan Water Resources Element, and again, identify and establish consistency between the proposed project and the Yucca Valley General Plan

Policy 1:

Require the use of low water consuming, drought resistant landscape planting as a means of reducing water demand, and shall coordinate with the Hi-Desert Water District to establish a strong education/public relations program to inform residents of a wide range of water saving techniques.

Program 1.A
Continue implementation of the water conservation oriented landscape ordinance to comply with State Assembly Bill 325 (AB 325), by requiring the use of natural and drought resistant planting materials and irrigation systems.

Policy 2:
Confer and coordinate with the County Transportation/Flood Control District to enhance groundwater recharge concurrent with flood plain management.

Program 2.B
Establish regulations and guidelines for the development and maintenance of project-specific on-site retention/detention basins which enhance groundwater recharge and complement regional flood control facilities.

The following Goals and Policies are taken from the General Plan Energy Resources Element, and again, identify and establish consistency between the proposed project and the Yucca Valley General Plan

Policy 1
Develop and implement long-term conservation management policies and standards.

Program 1.A
Implement and enforce California Title 24 building standards to reduce unnecessary energy use in new or substantially remodeled construction. Responsible Agency: Community Development Department;

Policy 2
Support efforts to develop alternative energy technologies which have minimum adverse impacts on the environment.

Program 2.A
Implement and enforce the provisions of the State Solar Rights Act and Solar Shade Control Act to enhance the opportunities for the use of solar energy.

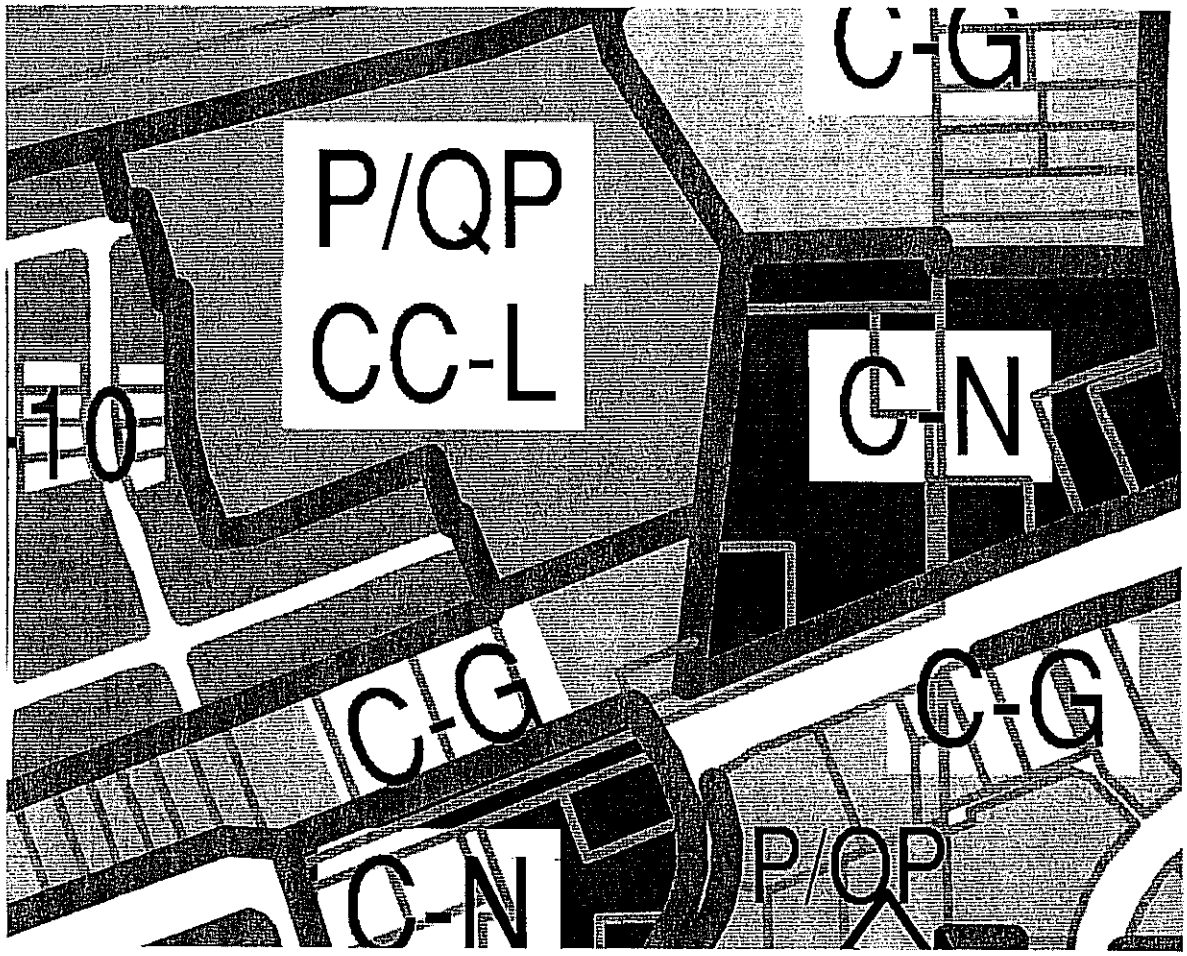
Policy 3
Promote energy conservation in public buildings and vehicles, to include a program of incentives to encourage the use of innovative methods of conserving energy.

Program 3.A

Research the availability of and apply for state and federal funding for demonstration projects on the use of passive and active solar power technologies for public buildings, vehicles and facilities.

TOWN OF YUCCA VALLEY

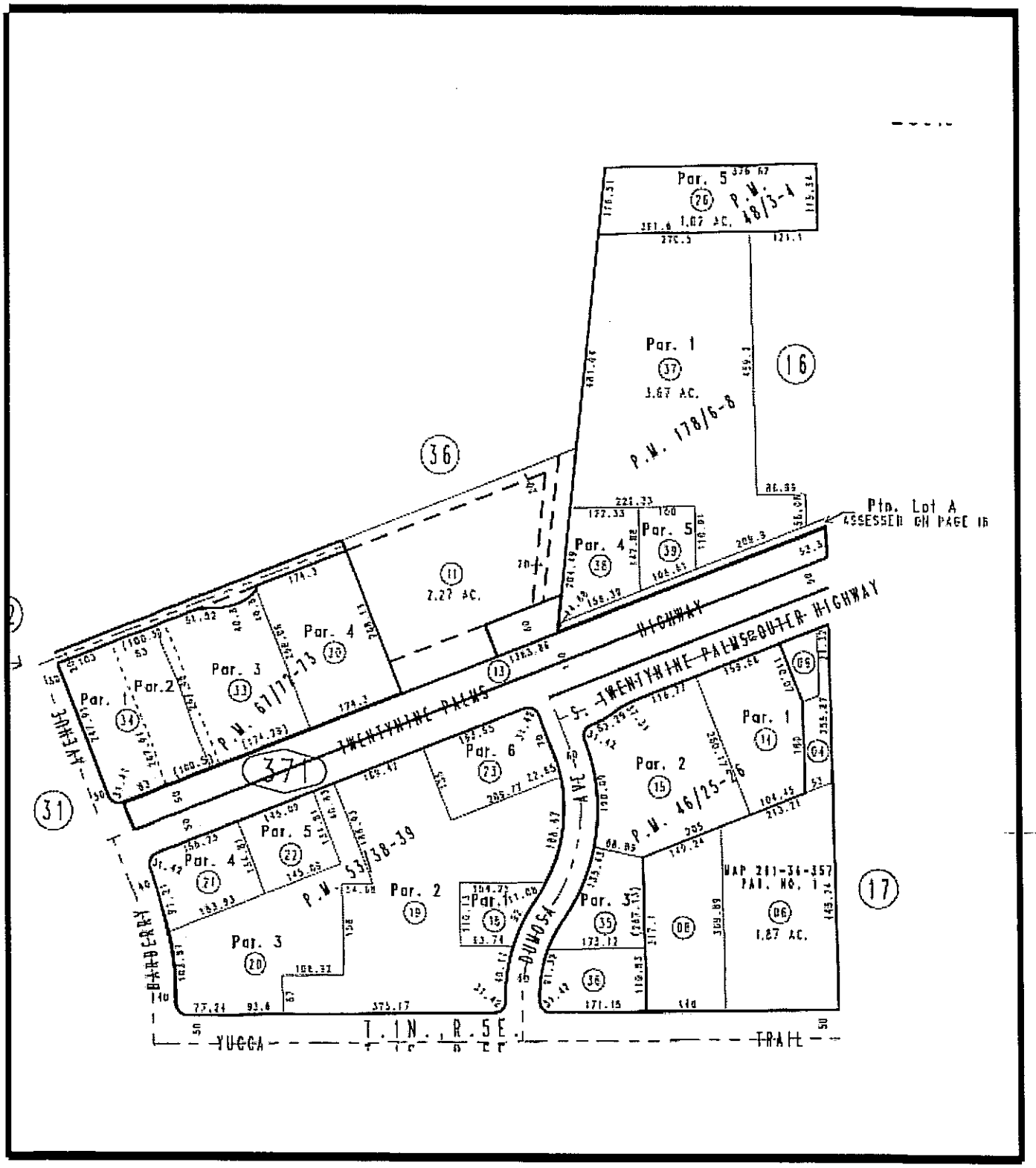
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



ZONING AND GENERAL PLAN LAND USE MAP

TOWN OF YUCCA VALLEY

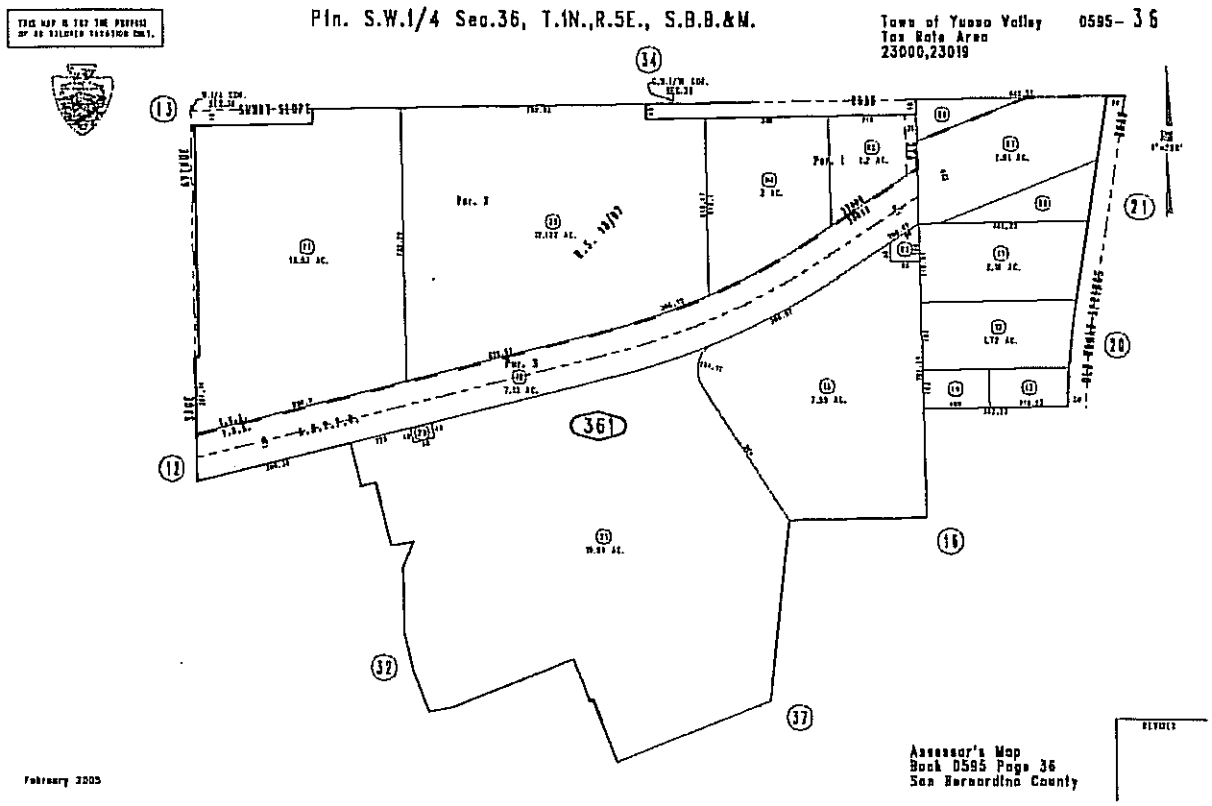
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



Assessor's Parcel Map

TOWN OF YUCCA VALLEY

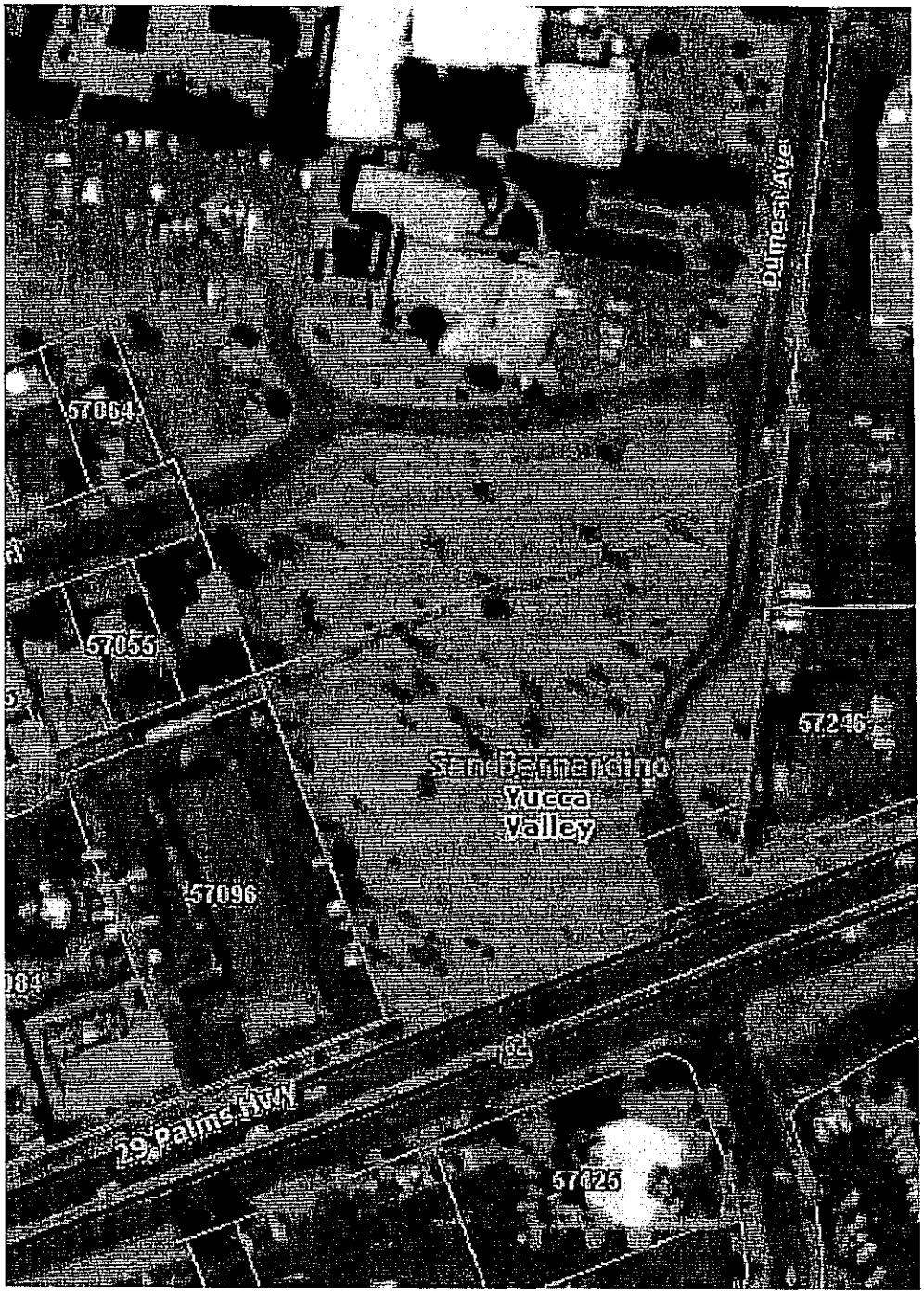
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



ASSESSOR MAP

TOWN OF YUCCA VALLEY

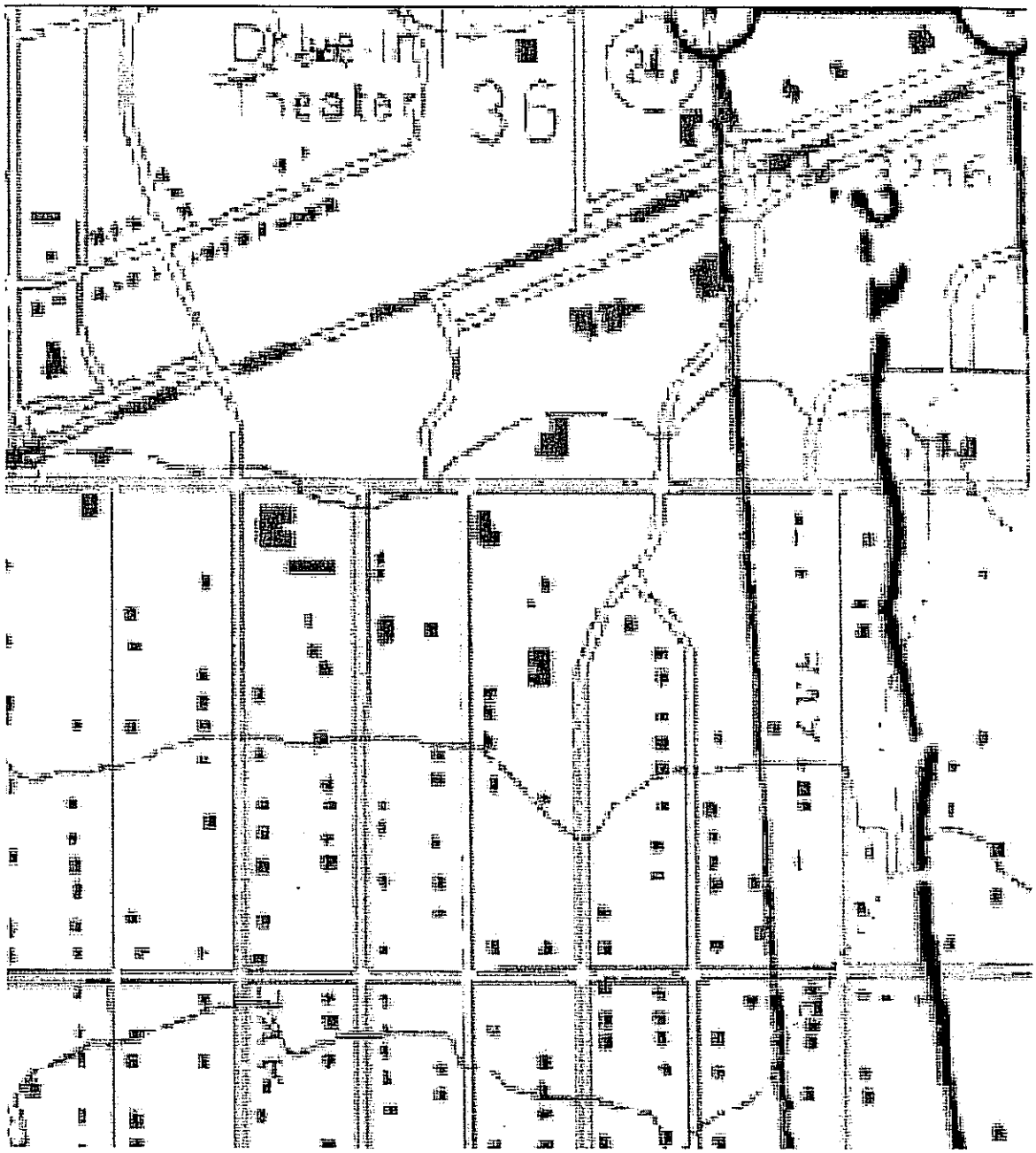
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



AERIAL PHOTO

TOWN OF YUCCA VALLEY

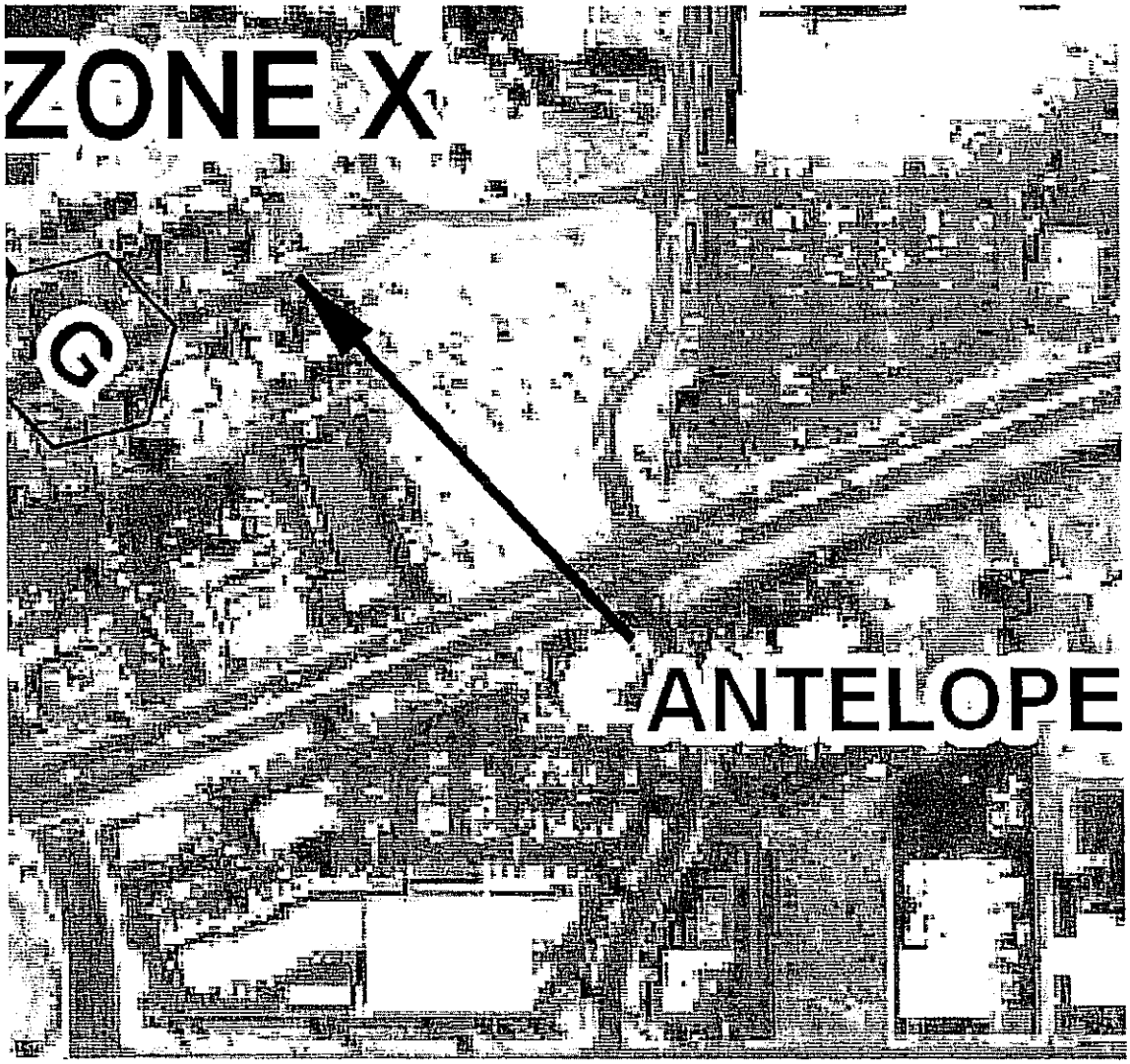
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



Alquist-Priolo Map

TOWN OF YUCCA VALLEY

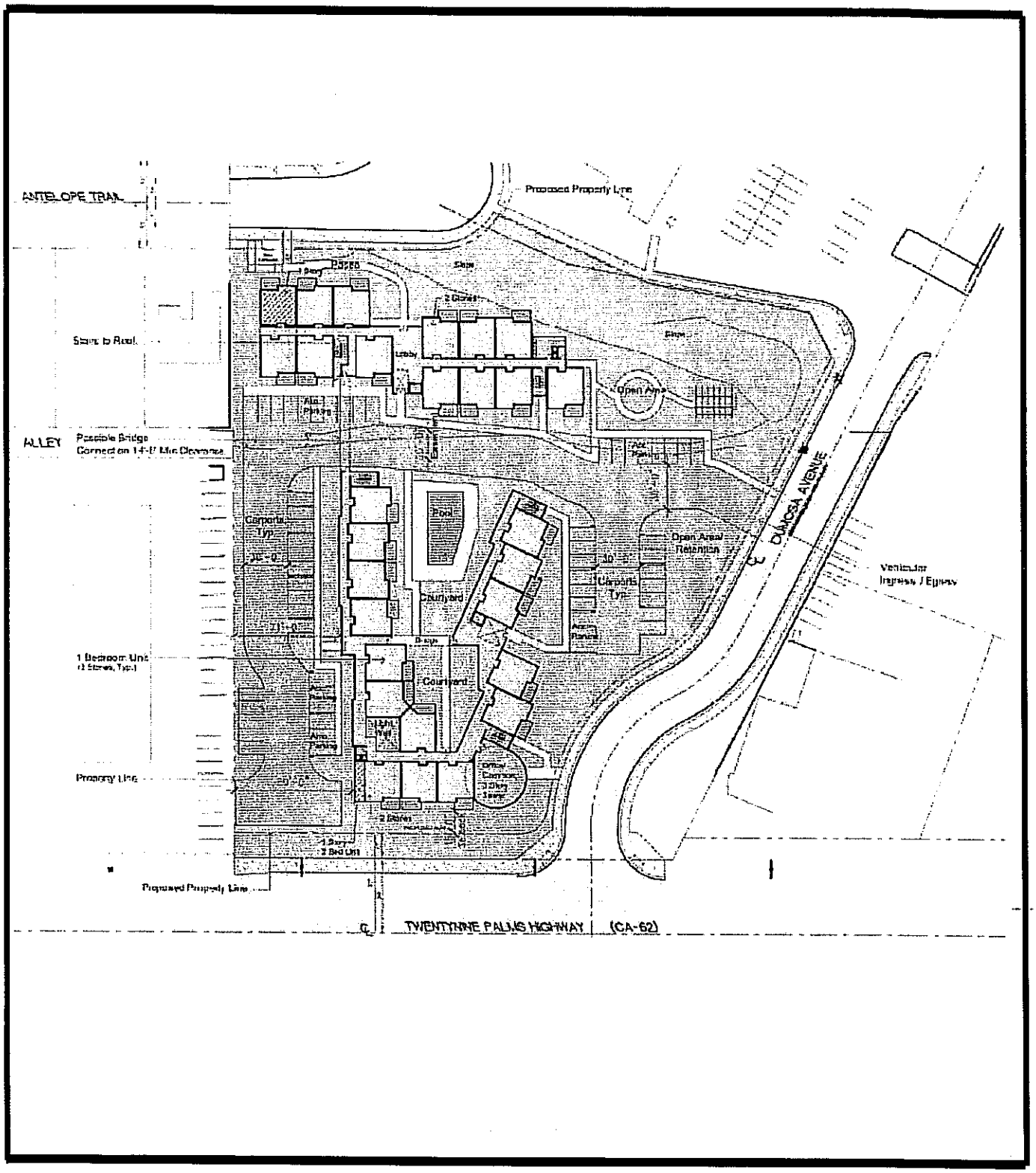
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



FEMA Flood Map

TOWN OF YUCCA VALLEY

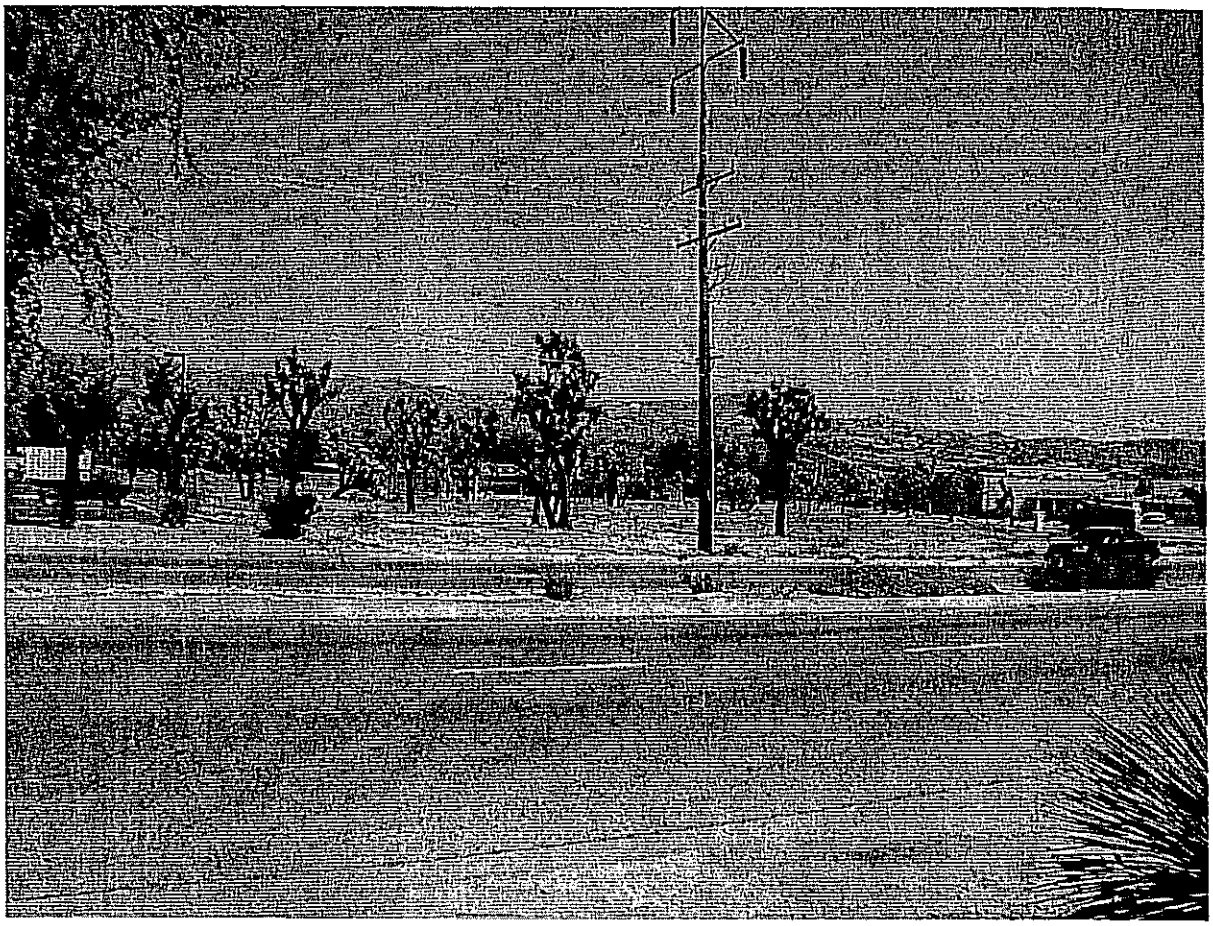
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



Site Plan

TOWN OF YUCCA VALLEY

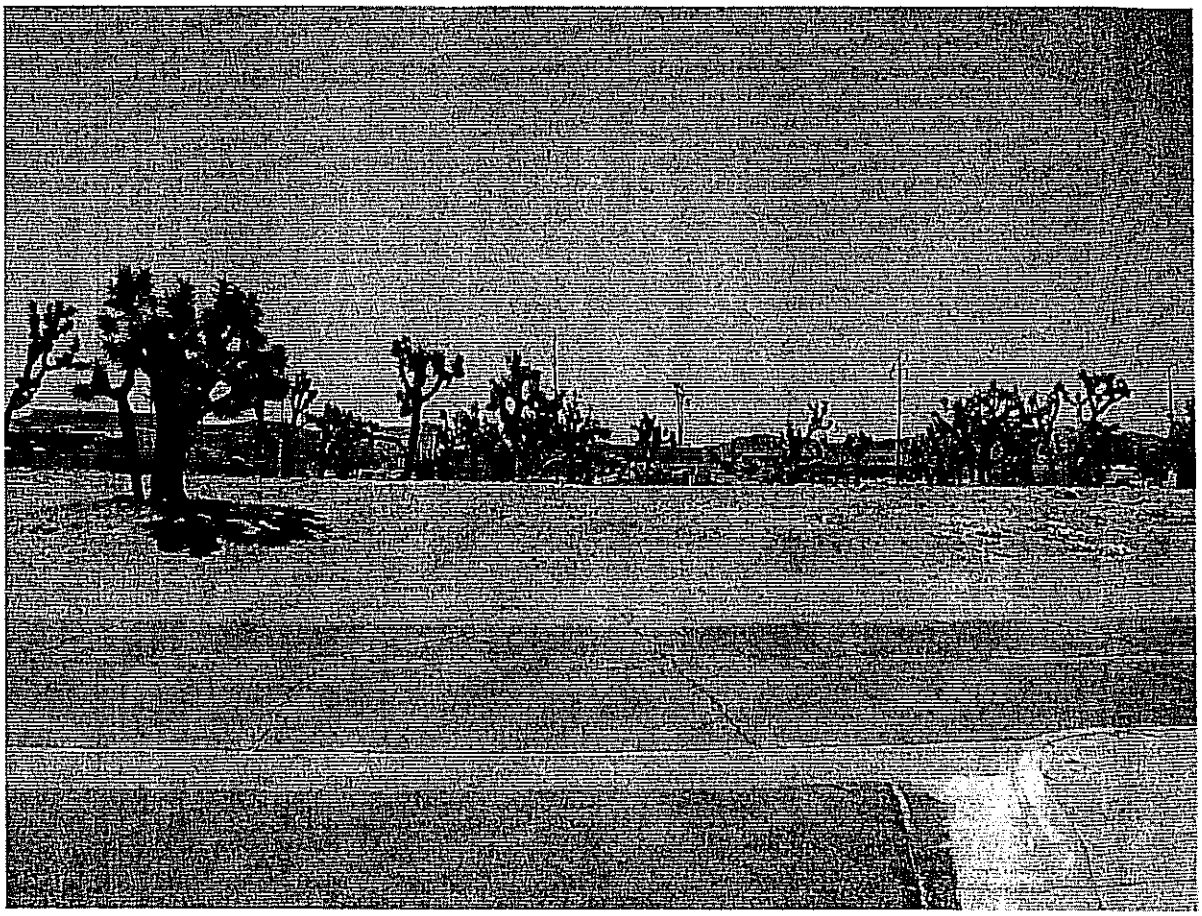
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



Site Photo

TOWN OF YUCCA VALLEY

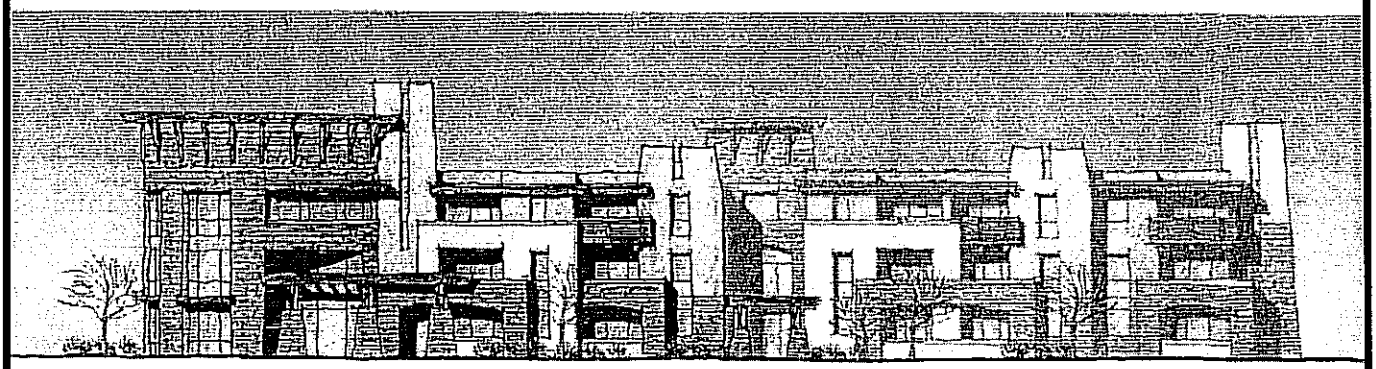
PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



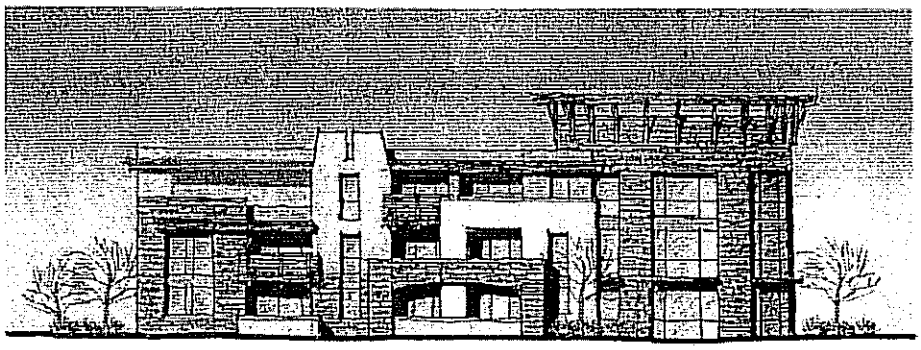
Site Photo

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



Dumosa Avenue Elevation

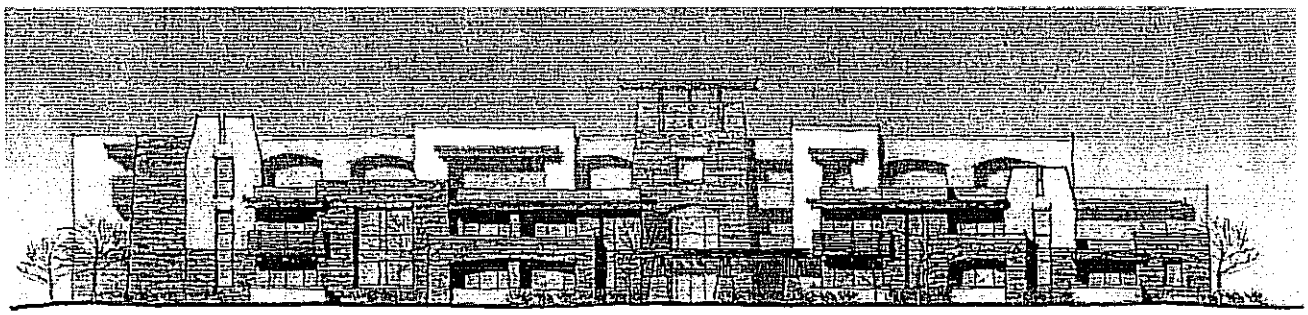


Twentynine Palms Highway Elevation

Elevation

TOWN OF YUCCA VALLEY

PROJECT NO.: CONDITIONAL USE PERMIT, CUP 01-11 SPECIFIC PLAN, S 01-11, ENV ASSESSMENT, EA 01-11



Antelope Trail Elevation

ELEVATIONS

Date: 04/18/11	
Case No. CUP 03-11	Fee
Case No:	Fee
Case No.	Fee
EA No: EA 01-11	Fee

X	CONDITIONAL USE PERMIT		TRACT MAP
	SITE PLAN REVIEW		PARCEL MAP
	LAND USE COMPLIANCE REVIEW		GENERAL PLAN AMENDMENT
	PLANNED DEVELOPMENT		REZONING
X	ENVIRONMENTAL ASSESSMENT		DEVELOPMENT CODE AMENDMENT

(Please Type or Print Legibly)

Applicant National Community Renaissance of California

Address 9065 Haven Ave Ste 100 City Rancho Cucamonga State CA Zip 91730

Phone 909-483-2444 Cell

E-mail Address jmumgai@nationalcore.org

Project Name (if any) Senior Housing Project

Contact Person/Representative Julie Mungai

Address 9065 Haven Ave Ste 100 City Rancho Cucamonga State CA Zip 91730

Phone 909-483-2444 Cell

E-mail Address jmumgai@nationalcore.org

Property Owner Yucca Valley Redevelopment Agency Phone 760-369-7207

Address 57090 29 Palms Hwy City Yucca Valley State CA Zip 92284

E-Mail Address mnuaimi@yucca-valley.org

Assessor Parcel Number(s) 595-371-11 & portion of 595-361-21 Tract Map # Lot #

Property Dimensions 2.87 acres Existing Land Use Vacant

Structure Square Footage 74,244 General Plan Designation/Zoning C-G

Location: (Example: Address & Street or SW corner of Elk & Onaga or 300 ft N of Paxton on W side of Airway)
NW corner of 29 Palms Hwy and Dumosa Ave

Proposed Project Description: Precisely describe the proposed project for which approval is being sought and the application is being submitted. Use additional sheets and attach to application if necessary.
75 unit, three (3) story Affordable Senior (Age-Restricted) Housing Project. The project will consist of 74 units of 650 square foot, one (1) bedroom (48,100 square feet), one (1) unit of 750 square foot two (2) bedroom, 4,199 square feet of common area, 3,924 of community and leasing area, 275 square feet of laundry area, 12,550 square feet of interior corridors, stairwells and balconies and approximately 4,446 square feet of carport (26 spaces).

Owner's Signature Date 4/26/11

NOTE: THE INFORMATION I HAVE PROVIDED IS TRUE AND OPEN AS PUBLIC INFORMATION. THE PLANNING APPLICATION DOES NOT GUARANTEE APPROVAL OR CONSTITUTE A BUILDING PERMIT APPLICATION. ADDITIONAL FEES MAY BE REQUIRED DEPENDING ON ANY ADDITIONAL ADMINISTRATIVE COSTS.

Applicant's Signature Date 4/26/11

Town of Yucca Valley
Community Development/Public Works Department
58928 Business Center Dr. Yucca Valley, CA 92284
760 369-6575 FAX 760 228-0084

Date Received	04/18/11
By	
Fee	
Case #	S 01-11

SPECIFIC PLAN

(Please Print Legibly)

Applicant National Community Renaissance of California Phone 909-483-2444

Address 9065 Haven Ave Ste 100 City Rancho Cucamonga State CA Zip 91730

E-mail Address jmungai@ nationalcore.org Cell

Project Name (if any): Senior Housing Project

Contact Person/Representative Julie Mungai Phone 909-483-2444 x 212

Address 9065 Haven Ave Ste 100 City Rancho Cucamonga State CA Zip 91730

E-mail Address jmungai@ nationalcore.org Cell

Property Owner Yucca Valley Redevelopment Agency Phone 760-369-7207

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Applicant's Signature Date 4/26/11

Town of Yucca Valley
Community Development/Public Works Department
58928 Business Center Dr., Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084

ENVIRONMENTAL ASSESSMENT

1. Property boundaries, dimensions and area (also attach an 8 ½ x 11" site plan):
   Bounded by 29 Palms Hwy on the south, Antelope on the north, Dumosa on the east, The site is 2.5 acres (approx 109,000 sq ft.)

2. Existing site zoning: **General Commercial (C-G)**

3. Existing General Plan designation:
   General Commercial(C-G)

4. Precisely describe the existing use and condition of the site:
   Vacant graded lot with scattered Joshua Trees.

5. Zoning of adjacent parcel:

   North **P/QP CC-L** South **C-N** East **C-N** West **C-G**

6. Existing General Plan designation of adjacent parcels:

   North **P/QP CC-L** South **C-N** East **C-N** West **C-G**

7. Precisely describe existing uses adjacent to the site:
   To the north is Town Hall, to the south is a grocery store and bank, to the west is a hotel and to east is a restaurant and grocery store.

8. Describe the plant cover found on the site, including the number and type of all protected plants:
   The lot has been previously graded and contains 71 Joshua Trees

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	
☐	☐	■	9. Is the Site on filled or slopes of 10% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
☐	☐	■	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.)
☐	☐	■	11. Is the site within a resource area as identified on the archaeological and historical resource General Plan map?
☐	☐	■	12. Does the site contain any unique natural, ecological, or scenic resources?
■	☐	☐	13. Do any drainage swales or channels border or cross the site?
■	☐	☐	14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)
☐	☐	■	15. Is the site in a flood plain? (See appropriate Federal Insurance Rate Map)

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:

   A. Specific type of use proposed:
      75 unit senior (age restricted) multi-family complex

   B. Gross square footage by each type of use:
      48,850 sq ft of living area, 4,199 sq ft of common area, 3,924 sq ft of community and leasing area, 275 sq ft of laundry area12,550 sq ft o interior corridors, stairwells and balconies and 4,446 sq ft of carport.

   C. Gross square footage and number of floors of each building:
      74,244 sq ft, three story complex,

   D. Estimate of employment by shift. **NA**

   E. Planned outdoor activities: **pool and spa, gazebo**

2. Percentage of project site covered by:

   _____% Paving, __59.5__% Building, _____% Landscaping, __6.5__% Parking

3. Maximum height of structures __40__ ft. _____ in.

4. Amount and type of off street parking proposed: **26 covered spaces and 22 uncovered spaces**

5. How will drainage be accommodated? **Drainage will be retained on site.**

6. Off-site construction (public or private) required to support this project:
   Improvements to 29 Palms Hwy, Dumosa Ave and Antelope Tr.

7. Preliminary grading plans estimate **2500** cubic yards of cut and **2000** cubic yards of fill—

8. Description of project phasing if applicable:
   NA

9. Permits or public agency approvals required for this project
   Approval of Conditional Use Permit, Specific Plan, Env Assessment, and Building Permits. Approval from Regional Water Quality Control Board.

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**

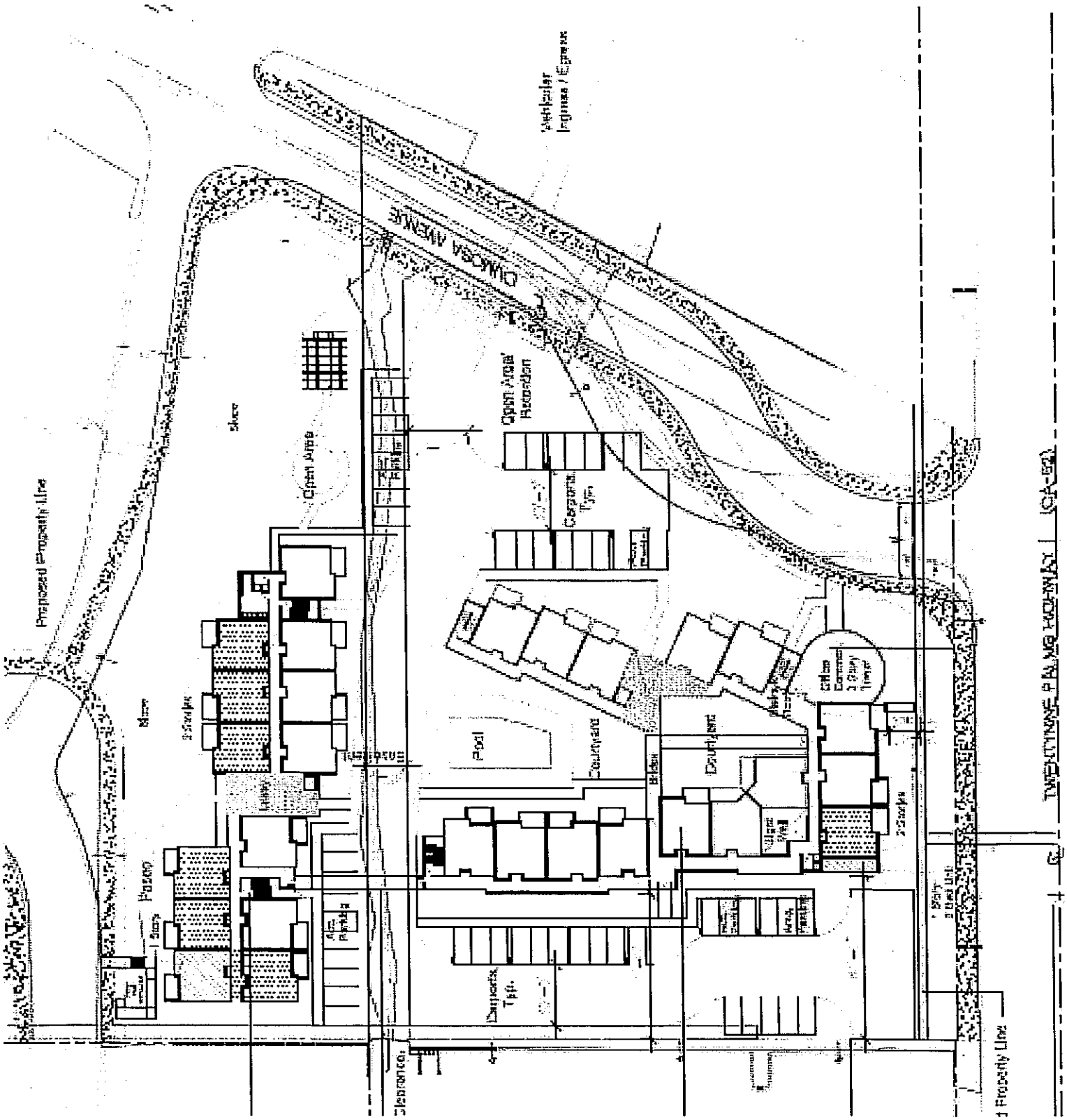
11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

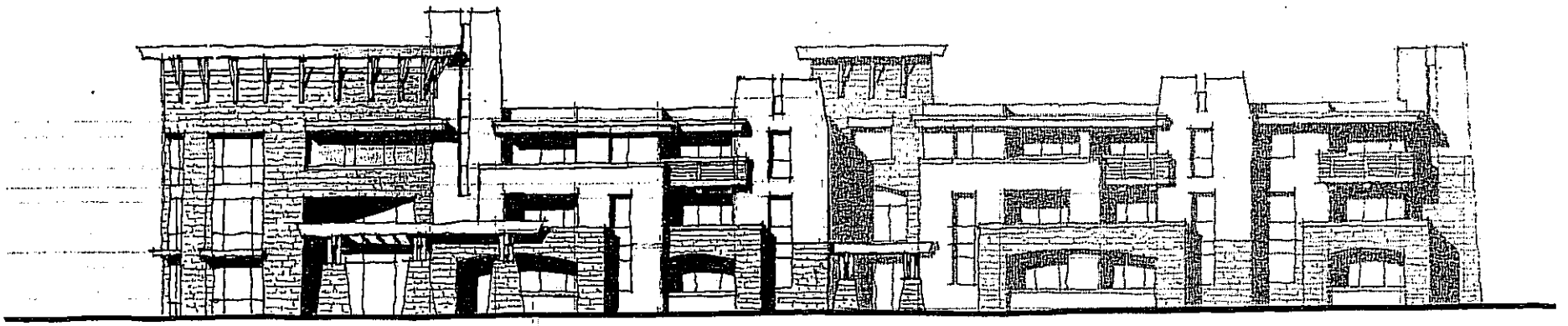
Yes	Maybe	No	
■	☐	☐	A. Emit dust, ash, smoke, fumes or odors?
☐	■	☐	B. Alter existing drainage patterns?
☐	☐	■	C. Create a substantial demand for energy or water?
☐	☐	■	D. Discharge water of poor quality?
☐	☐	■	E. Increase noise levels on site or for adjoining areas?
☐	☐	■	F. Generate abnormally large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

Certification

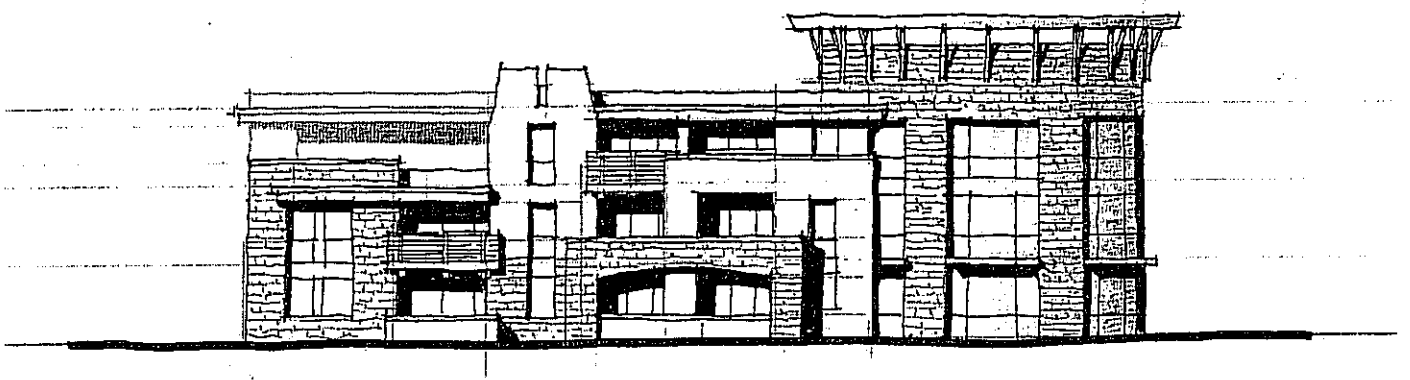
I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature: _____ Date: 4/6/11


Proposed Property Line
Open Area
Open Area Recreation
Carports Typ.
Pool
Courtyard
Bridge
Paseo
Store
Clearance
Property Line
TWENTYNINE PALMS HIGHWAY (CA-62)



Dumosa Avenue Elevation (Original)



Twentynine Palms Highway Elevation (Original)

Concept Design

Yucca Valley Seniors

Yucca Valley, California

National Community Renaissance

0 8 16 32 ft

March 17, 2011

ARCHITECTS
TOGAWA SMITH MARTIN
RESIDENTIAL, INC
444 S Flower Street • Suite 1370
Los Angeles, California 90071
213 614.0069
213 614.0061 fax
www.tsmrinc.com

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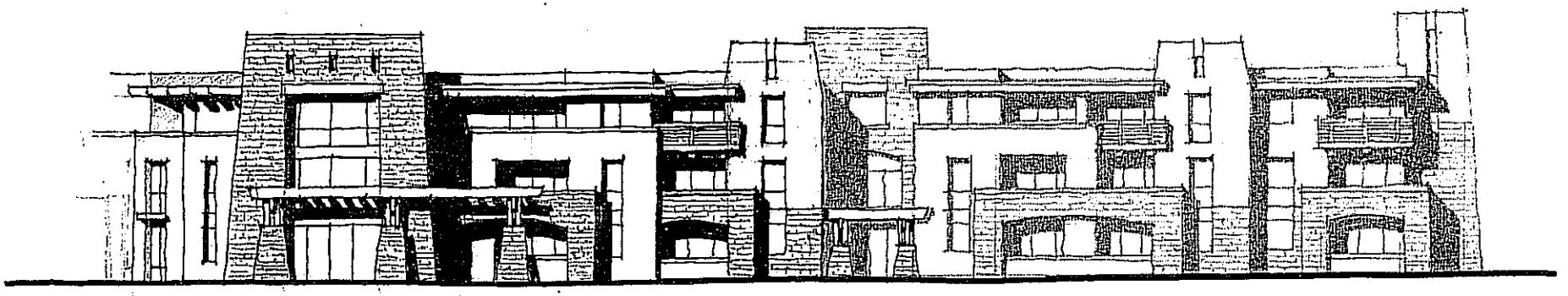
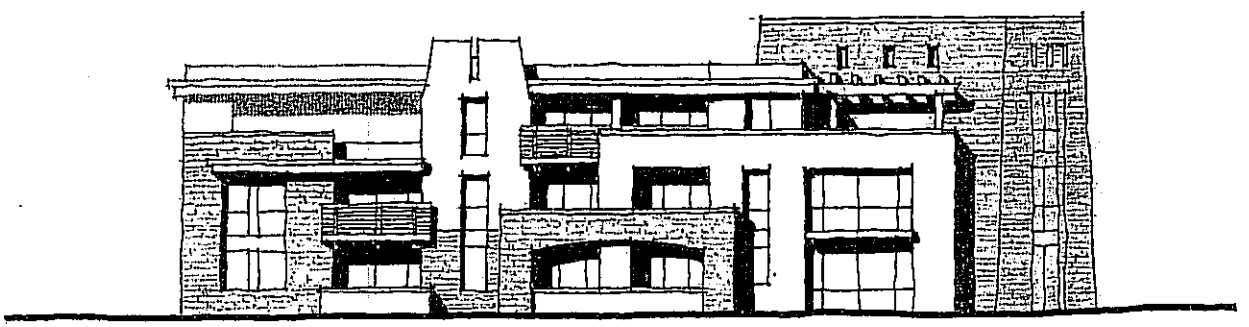


Dumosa Avenue Elevation (Revised)



Twentynine Palms Highway Elevation (Revised)

2

Concept Design

Yucca Valley Seniors

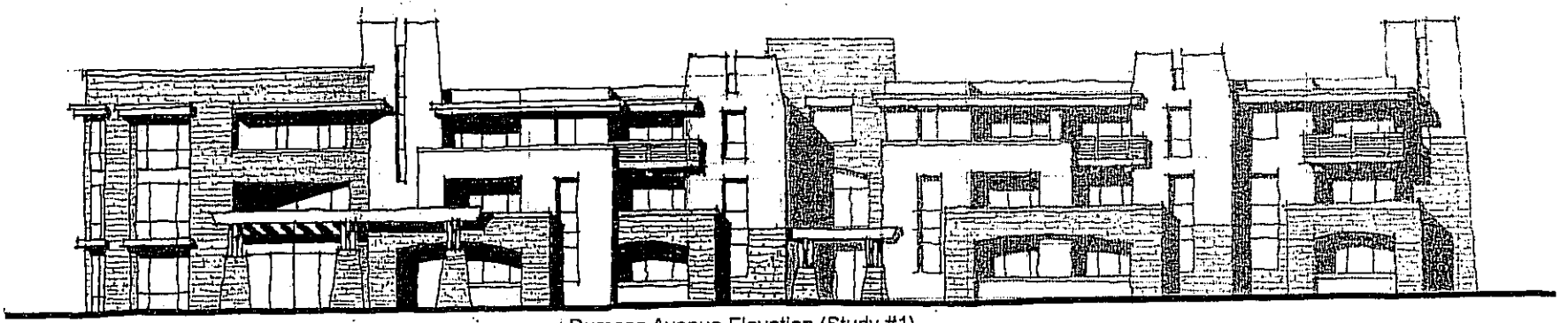
Yucca Valley, California

National Community Renaissance

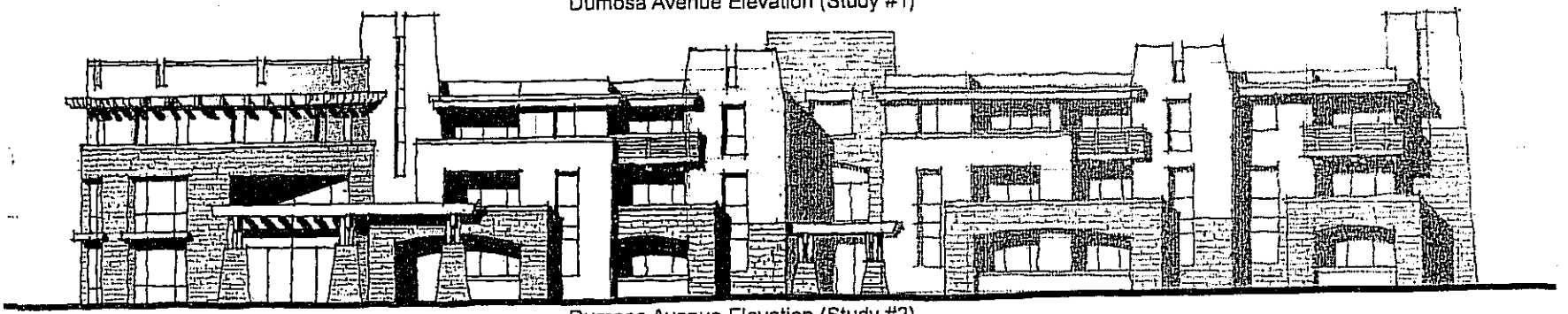
0 8 16 32 ft

April 1, 2011

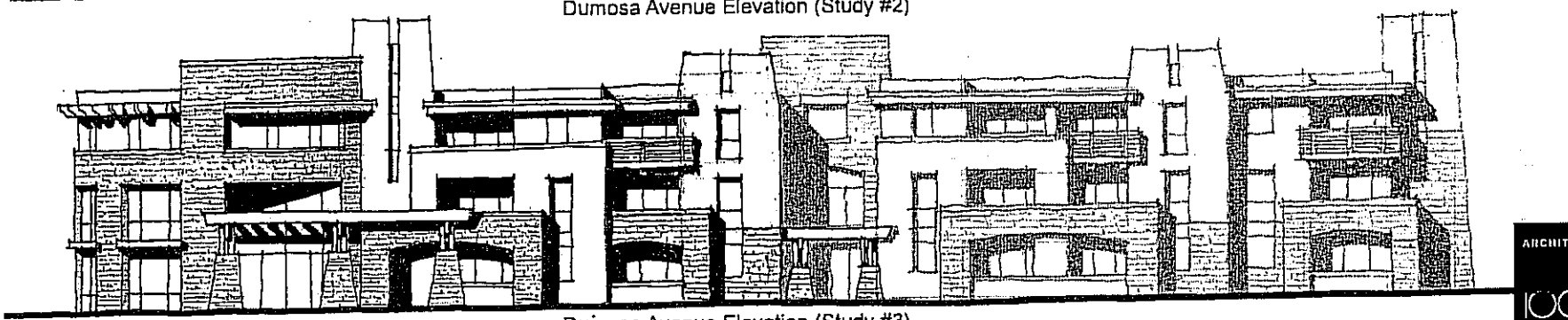
ARCHITECTS
TOGAWA SMITH MARTIN
RESIDENTIAL, INC
444 S Flower Street • Suite 1220
Los Angeles, California 90071
213.614.8020
213.614.8021 fax
www.tsmrinc.com



Dumosa Avenue Elevation (Study #1)



Dumosa Avenue Elevation (Study #2)



Dumosa Avenue Elevation (Study #3)

Concept Design

Yucca Valley Seniors

Yucca Valley, California

National Community Renaissance

0 8 16 32 ft

April 1, 2011

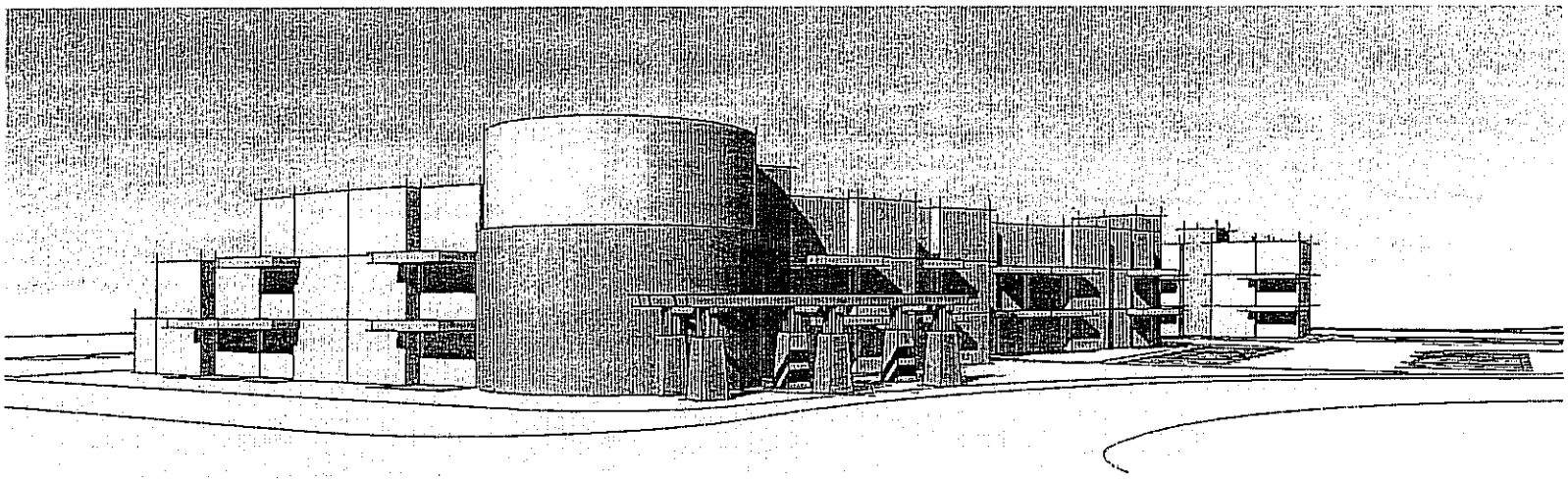
3

ARCHITECTS

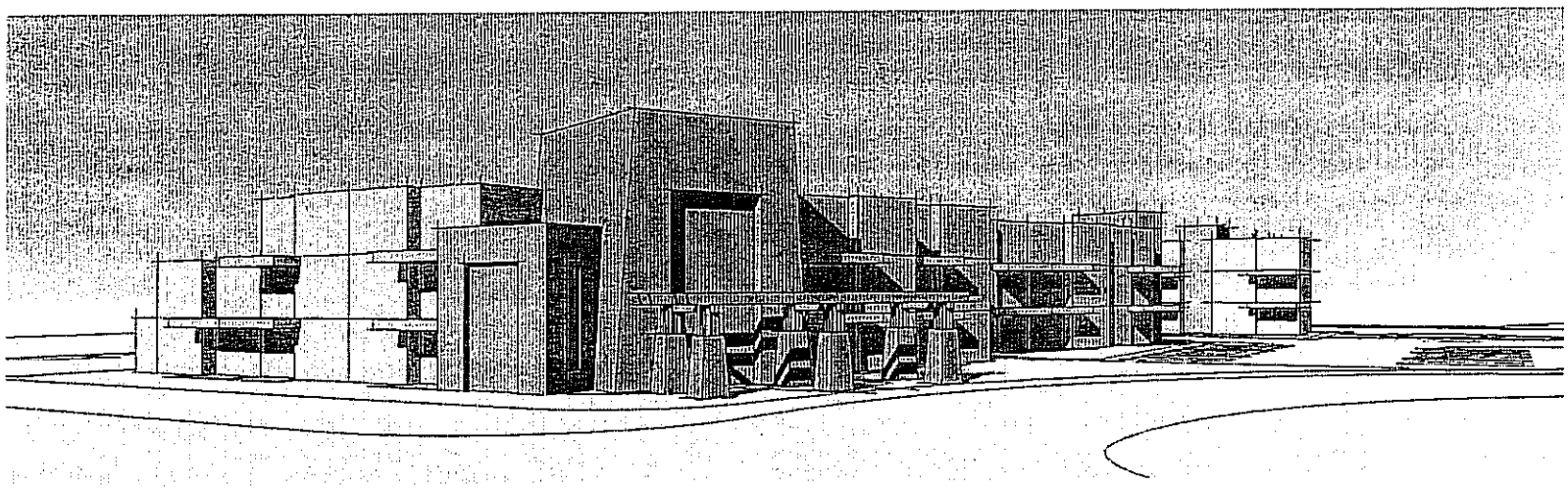
IOGAWA SMITH MARTIN

RESIDENTIAL, INC

444 S Flower Street • Suite 1770
Los Angeles, California 90071
213 614.8888
213.614.8881 fax
www.ismrinc.com



Corner of Twentynine Palms Highway & Dumosa Avenue (Original)



Corner of Twentynine Palms Highway & Dumosa Avenue (Revised)

Concept Design

Yucca Valley Seniors

Yucca Valley, California

National Community Renaissance

4

ARCHITECTS
TOGAWA SMITH MARTIN
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213.614.6061 fax
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April 1, 2011

ADVERTISING FOR
NOTICE OF PUBLIC HEARING
YUCCA VALLEY COMMUNITY CENTER
57090 29 PALMS HIGHWAY
YUCCA VALLEY, CALIFORNIA 92284

THURSDAY, MAY 12, 2011, BEGINNING AT 6:00 P.M.

A PUBLIC HEARING HAS BEEN **RESCHEDULED** BEFORE THE TOWN OF YUCCA VALLEY PLANNING COMMISSION TO CONSIDER THE FOLLOWING DESCRIBED APPLICATION:

CASE NUMBER: Conditional Use Permit, CUP 03-11, Environmental Assessment EA 01-11, and Specific Plan S 01-11, Senior Housing Project.

APPLICANT: National Community Renaissance of California
9065 Haven Ave Ste 100
Rancho Cucamonga, CA 91730

PROPOSAL: The applicant requests approval of a Conditional Use Permit and Specific Plan to allow the construction of a 75 unit, three (3) story Affordable Senior (Age-Restricted) Housing Project. The project will consist of 74 units of 650 square foot, one (1) bedroom (48,100 square feet), one (1) unit of 750 square foot two (2) bedroom, 4,199 square feet of common area, 3,924 of community and leasing area, 275 square feet of laundry area, 12,550 square feet of interior corridors, stairwells and balconies and approximately 4,446 square feet of carport (26 spaces). The total building square footage is approximately 74,244 square feet. The site includes 22 uncovered parking stalls. The project will include onsite retention, on site sewage treatment, landscaping, parking, and may include amenities such as a clubhouse, pool/spa, gazebo, etc.
Primary access to the site will be from Dumosa Avenue. Secondary access may be provided through the alley to the projects west. The project may include vacating all or a portion of Antelope Trail along the project's northern boundary. Pedestrian access from the site will be available to Town Hall, Community Services, Library, Museum and Senior Center.

LOCATION: The project is located on the northwest corner of 29 Palms Hwy and Dumosa Ave and is identified as APN 595-371-11 and the southern portion of 595-361-21.

ENVIRONMENTAL DETERMINATION: The project was reviewed under the California Environmental Quality Act (CEQA) and the Town's Guidelines to implement same. The Town determined that although the project could have significant impacts on the environment, the mitigation measures included in the Initial Study will reduce the potential impacts to less than significant levels. A Mitigated Negative Declaration is proposed.

Any person affected by the application(s) may appear and be heard in support or opposition to the proposal at the time of the hearing. The environmental findings, along the with proposed project application(s) are available and may be reviewed at the Town of Yucca Valley Planning Division, 58928 Business Center Drive, Yucca Valley, CA 92284 from 7.30 a.m. to 5:30 p.m., Monday through Thursday or obtain information at (760) 369-6575.

The Planning Commission in their deliberation could recommend approval of the project, deny the project, or approve the project in an alternative form. If you challenge any of the projects in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Town Planning Division at, or prior to the Public Hearing.

Publish Date: Posted on April 27, 2011 and published on April 30, 2011.

April 27, 2011
Date

/s/ Janet Anderson
Janet Anderson
Town Clerk