

**Planned Development**  
For  
**Tentative Tract No. 18418**  
Town of Yucca Valley, California  
San Bernardino County

Prepared for:

**Pueblo Mesa**

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Palm Desert, CA 92260

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Project Number: YV0410026

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February 2010

***Pueblo Mesa, Planned Development***  
*Town of Yucca Valley, APN's 585-071-23 & 24, Tract 18418*

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***Pueblo Mesa, Planned Development***  
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# Pueblo Mesa, Planned Development

Town of Yucca Valley, APN's 585-071-23 & 24, Tract 18418

## Executive Summary

Pueblo Mesa proposes to develop this 77.4 AC± parcel into a Planned Development encompassing 142 numbered lots and 12 lettered lots proposed for single-family residences to accommodate senior residents (age restricted). The subject property is located on the south side of Joshua Drive, east side of Sage Avenue, north side of Golden Bee Drive, in the Town of Yucca Valley, California. (See location map). The current zoning designation for this parcel is RL-1 (See zoning Exhibit "A"), however, a General Plan Amendment was filed concurrently with the Town of Yucca Valley requesting the zoning be changed to RS-2, consistent for that area and corresponding to the zoning designation of the adjacent lands to the west and south.

Pueblo Mesa is located south of State Highway 62 (Twentynine Palms Highway) in the southern area of the Town of Yucca Valley in San Bernardino County. It is bordered on the north, west and south by single family residences. It is bordered on the east by undeveloped residential land. (See Location Map)

Article 2, Section 83.030205 of the Town of Yucca Valley Development Code states the intended purpose for utilizing the Planned Development Process is to *"facilitate development of properties where greater flexibility in design is desired to provide a more efficient use of land than would be possible through strict application of land use district regulations."* Clearly, Pueblo Mesa embodies the intent of this article with its parks, extensive landscaping, exercise trails, clubhouse, bocce ball and tennis courts, and putting and chipping greens. A Property Owner's Association will be responsible for the maintenance of the common area amenities, retention basin and package septic treatment facility.

The Town of Yucca Valley Development Code (Title 8) is the governing document for minimum design standards pertaining to this project. Division 3. PROCEDURES; Chapter 3. Land Use Design Procedures; Article 2. Planned Developments; Division 8. SPECIFIC USE DESIGN STANDARDS; Chapter 5. Planned Developments have been used extensively for the design and preparation of this project.

This text will provide guidance to the project developer, the Town and project property owners in the design, maintenance, and enhancement of the residential community. It is supplemented by the drawings titled "Tentative Tract 18418", "Planned Development", "Open Space/Conceptual Landscape Plan" and "Grading Plan".

# Pueblo Mesa, Planned Development

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## **Project Description**

This is a single-family, residential subdivision consisting of 142 numbered lots and 12 lettered lots, to be accessed via public streets designed to compliment the natural features of the site. Currently this vacant site is zoned RL-1. A General Plan amendment is being filed concurrently to change the zoning to RS-2. With an approval of this zoning change, and by utilizing the Planned Development policies of the Town of Yucca Valley Development Code, the developer is able to alter the individual lot sizes and incorporate public and private "open space" that will provide amenities for the local residents. Additionally, the section of Long Canyon wash adjacent to this site will be mostly undisturbed and will provide a natural feature for the residents of the development to enjoy. The overall average density ratio will be approximately 1.8 dwelling units per acre, the minimum lot size proposed is 5,500 s.f. and the average lot size is over 7,500 s.f. No off-site density transfer or density bonus is being requested for this project.

## **Project Amenities**

Numerous amenities are included within the 32 +/- acres of Open Space and Park area with this development. Along with the homes, the community clubhouse planned for this development was designed by Knitter Architects. Reduced elevations and a floor plan of this building are included in the appendices of this document. Interior features include a gymnasium, community room, card room and kitchen. This building is strategically located at the center of the project.

A Conceptual Landscape Plan prepared by Raymond C. Lopez, Landscape Architect illustrates common area landscaping and slope plantings designed to be visually attractive and functional by reducing erosion.

In addition to the above amenities, there are both stabilized and non-stabilized walking trails traversing the site providing a circuit for exercise opportunities, as well as more direct access for pedestrians crossing the development. Tennis, Bocce Ball, a swimming pool and picnic areas are also planned for the enjoyment and recreation for the residents of this Planned Development.

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## Environmental Project Constraints

In 1990, the U.S. Fish and Wildlife Service (USFWS) listed the Desert Tortoise, *Gopherus Agassizii*, as "Threatened". For this reason, a Focused Desert Tortoise and Biological Assessment Survey was completed by Circle Mountain Biological Consultants in 2005, and resurveyed in October, 2007 (complete study on file with the town). This Study states:

*"Based on the absence of tortoise sign on-site and in adjacent areas, and available information reviewed for this habitat assessment, CMBC concludes that tortoise are absent from the subject property. As such no impacts are anticipated and no mitigation measures are recommended."*

Common flora identified on-site during the present survey include: Desert tea (*Ephedra Californica*), Cooper's goldenbush (*Ericamerica cooperi* var. *cooperi*), brittlebush (*Encelia farinosa*), California buckwheat (*Eriogonum fasciculatum*), cheesebush (*Hymenoclea salsola*), white rhatany (*Krameria grayi*), creosote bush (*Larrea tridentate*), Anderson's box-thorn (*Lycium andersonii*), peach thorn (*Lycium cooperi*), paper-bag bush (*Salazaria mexicana*), Joshua tree (*Yucca brevifolia*), and Mojave yucca (*Yucca schidigera*). A Native Plant Permit Form will be completed that identifies the number of trees and plants that will be affected by grading. Pueblo Mesa, LLC anticipates re-locating many of the Joshua Trees from graded areas to undisturbed areas on site and will also coordinate with town staff for possible adoption programs to offer Joshua Trees to the public. This will provide *off site* relocation opportunities for Joshua Trees that will not be replanted on site.

Nolte Associates prepared a Preliminary Drainage report dated June, 2007. The report concludes:

- *Development of the property should be accomplished through the use of a properly prepared grading plan. The planned manner of development should not adversely affect surrounding or downstream properties and the effects of post-development incremental increase flows have been mitigated by draining to the existing detention basin and by drainage improvements such as swales, berms, and storm drains to ensure that soil erosion is minimized. Onsite structures should be elevated as may be necessary to ensure protection from flooding by on and offsite flows.*
- *The incremental increase of the storm volume generated as a result of developing this property is calculated to be 2.08 ac-ft or 90,775 cf.*
- *The incremental increase of the storm volume generated as a result of the development of Tract 11209 and Tract 17862 is calculated to be 8.40 ac-ft or 366,000 cf.*
- *The existing storage volume of the Detention Basin is 10.84 ac-ft or 472,199 cf, thereby providing more than enough storage to handle the incremental increase of storm volume from all three tracts.*

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All grading is to be in conformance with the Town of Yucca Valley Development Code (Title 8) DIVISION 10. SOIL AND WATER CONSERVATION; Chapter 2. Erosion and Sedimentation Control; Chapter 4. Wind-Borne Soil Erosion-Desert; and Chapter 5. Dust Control-Desert Area. A Storm Water Pollution Prevention Plan (SWPPP) will need to be prepared prior to earth disturbing activities.

### Public Facilities

Water will be provided by the Hi-Desert Water District (H.D.W.D.). The applicant has discussed water service with the Hi-Desert Water District and has a letter of "Water Availability". A main line extension will be necessary. Power will be supplied by Southern California Edison. Cable television service will be provided by Time Warner. All utilities will be installed underground. It is the applicant's intent to bring natural gas service to the site. A community sewage collection and package treatment system will be necessary in order to comply with the California Regional Water Quality Control Board and the San Bernardino County Department of Environmental Health Services requirements. The onsite sewers may eventually be connected to future public sewers which are currently being considered by H.D.W.D.

# *Pueblo Mesa, Planned Development*

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## Onsite Private Facility Development Standards

- Sewage Treatment Plant

The plant will occupy a portion of Lot "J", and will be designed and constructed according to the requirements of the Town, County Health Department and California Regional Water Quality Control Board (CRWQCB). Private, onsite sewers (gravity or STEP/STEG) will convey sewage to the plant for treatment to standards which will allow either discharge into onsite leach systems or into a system which will utilize the treated effluent for landscape irrigation purposes, until the onsite sewers can be connected to offsite H.D.W.D. sewers. The onsite system will be owned and maintained by the onsite Property Owner's Association, under over site by the permitting authorities.

The primary treatment (settling) is to be accomplished in on-lot septic tanks and the secondary treatment is provided at the treatment site on Lot J.

The proposed treatment is by AdvanTex (Orenco) (or equal), with provisions for further denitrification and disinfection, if required. The water quality for this method should meet or exceed the CRWQCB water quality requirements.

- Recreational Vehicle Parking Lot

Twenty RV parking spaces are proposed on Lot 'H'. The spaces and access drives will be surfaced with asphalt or concrete hardscape, or other suitable pervious surfacing. The parking area will be enclosed with 8 ft. high gated masonry and screened, wrought iron fencing, with landscape screening at appropriate intervals and locations. No maintenance or repairs of RV's will be permitted within the RV parking areas, or at any other location within the development, nor will RV storage be permitted elsewhere within the development.

- Clubhouse

The clubhouse is proposed to be developed near the middle of the project on Lot 'C', adjacent to one of the onsite parks. The single-story, 5,035 +/- s.f. pueblo style building will accommodate a community room, a kitchen, a multi-purpose room, an office, restrooms and a gymnasium. The clubhouse building architecture is included with the exhibits provided herein.



## *Pueblo Mesa, Planned Development*

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- Park Amenities

The amenities which are proposed to be developed in the two proposed parks include:

- Bocce Courts (2)
- Tennis Courts (2)
- Swimming Pool
- Lap Pools (2)
- Shuffle Board Courts (2)
- Heated Spa
- Walking Trails
- Turfed use areas
- Horseshoe Pits
- Putting Green
- Chipping Green
- Exercise Stations
- Drinking Fountains
- Picnic Areas
- Palapas

These amenities will be completed in accordance with generally accepted standards within similar, quality developments and recreation facilities.

# Pueblo Mesa, Planned Development

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## Circulation

Potential impacts to local traffic flow have been addressed in a "Traffic Assessment" prepared by Weston Pringle & Associates. The conclusion of this report is as follows.

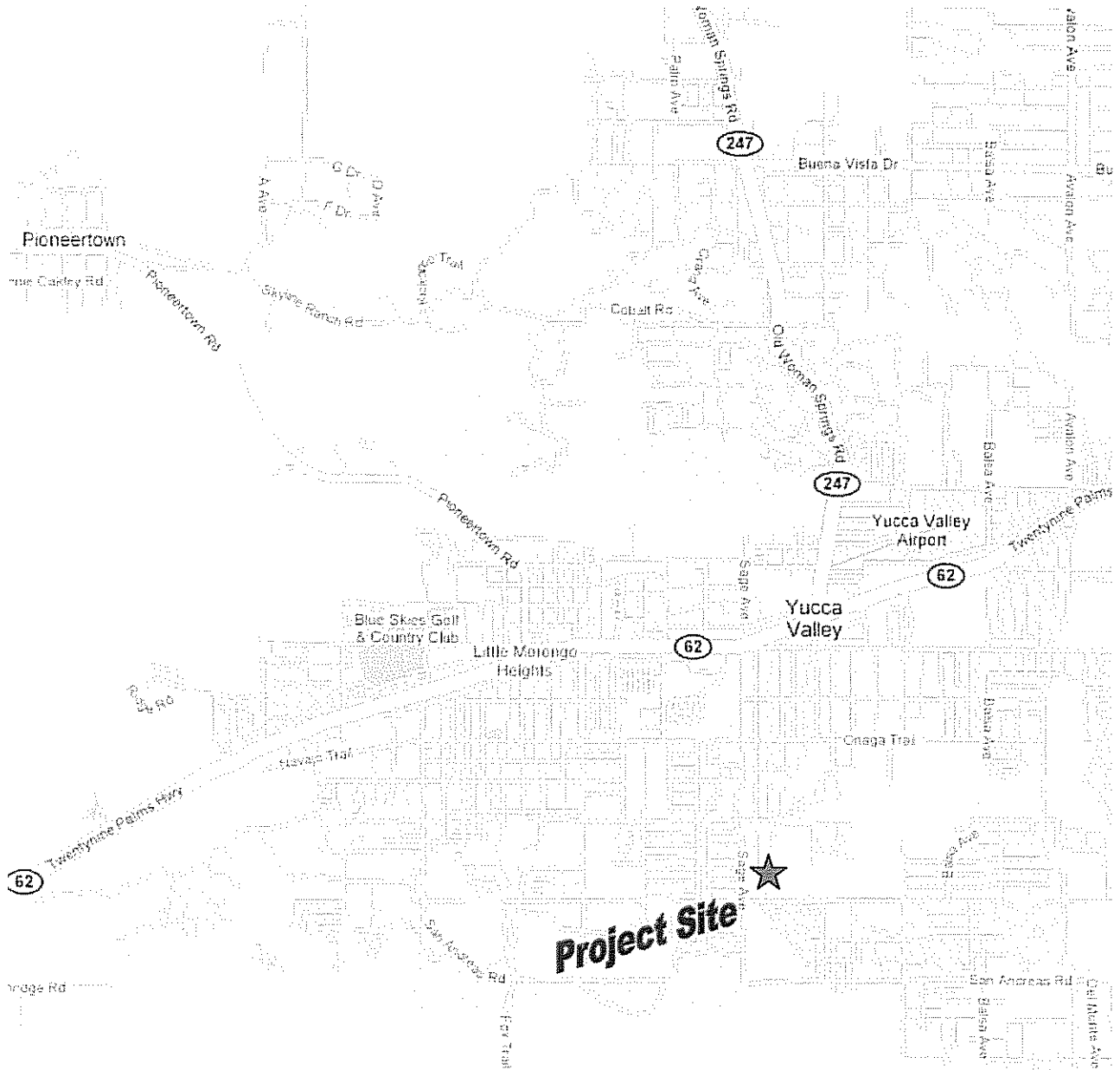
- "... 1. Under Existing Conditions, all of the study intersections currently operate at acceptable Levels of Service during the AM and PM peak hours.*
- 2. There were 34 related projects to be included in these analyses. These 34 related projects are estimated to generate 61,290 daily trip ends with 3,040 (1,085 In, 1,955 Out) Occurring during the AM peak hour and 5,255 (2,910 In, 2,345 Out) during the PM peak hour.*
- 3. Under Pre-Project (Existing plus Related Projects) conditions, six intersections of Sage/SR-62, Old Woman Springs/SR-62, Sage/Onaga Trail, Joshua / Yucca Trail, Joshua / Onaga Trail and Joshua / Quail Trail would all operate at unacceptable levels of service during either the AM or PM peak hours.*
- 4. Improvements are needed at the study intersections of Sage / SR-62, Old Woman Springs / SR-62, Sage / Onaga Trail, Joshua / Yucca Trail, Joshua / Onaga Trail and Joshua / Quail Trail under Pre-Project conditions in order to obtain acceptable intersection operations during the AM and PM peak hours. With the implementation of the recommended intersection improvements noted in Table 5, the study intersections of Sage / SR-62, Old Woman Springs / SR-62, Sage / Onaga Trail, Joshua / Yucca Trail, Joshua / Onaga Trail and Joshua / Quail Trail would operate at acceptable Levels of Service during both AM and PM peak hours under Pre-Project conditions.*
- 5. The proposed project is projected to generate a total of 530 daily trips ends with 30 (10 In, 20 Out) occurring the AM peak hour and 40 (25 In, 15 Out) occurring during the PM peak hour.*
- 6. Under Post-Project (Existing plus Related Projects Plus Project) conditions, all of the study intersections are shown to be operating at acceptable Levels of Service during the AM and PM peak hours. This would indicate that the proposed project does not have a significant impact upon the study intersections.*

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7. *The project is proposed to have two vehicular access points on Golden Bee Drive. Both of these access points should be controlled with STOP signs and pavement markings at Golden Bee Drive.*
8. *There are two four-way internal intersections indicated on the preliminary tentative map, which should be controlled by four-way STOP signs. The westerly most north-south internal roadway is intersected by four east-west internal streets, which should be controlled by STOP signs.*
9. *Since the project will not have any potential connections to external streets other than Golden Bee Drive, no through traffic would be anticipated.*
10. *Sidewalks should be provided on all internal streets as well as on Aster Avenue and Golden Bee Drive."*

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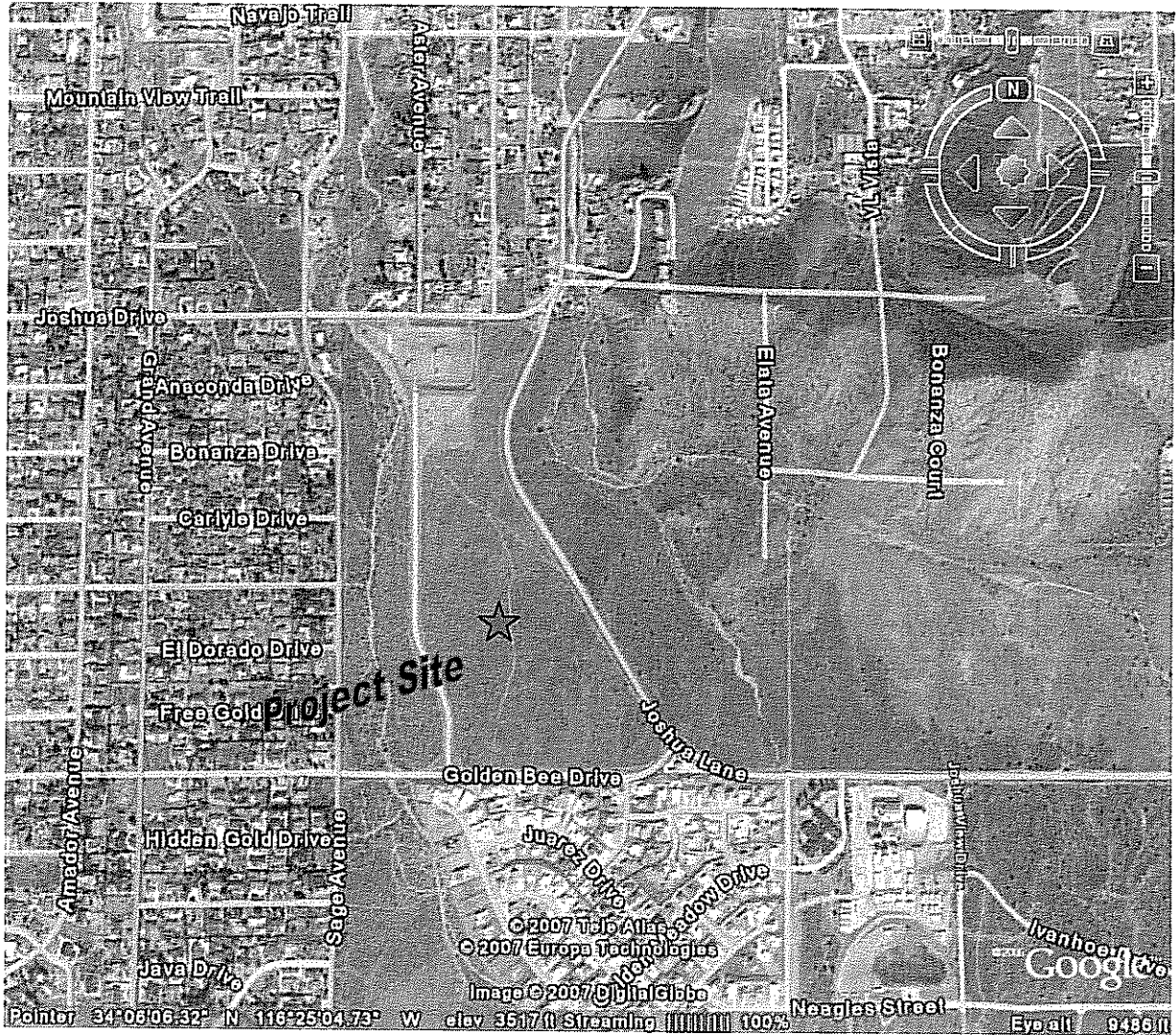


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**Location Map**

# Pueblo Mesa, Planned Development

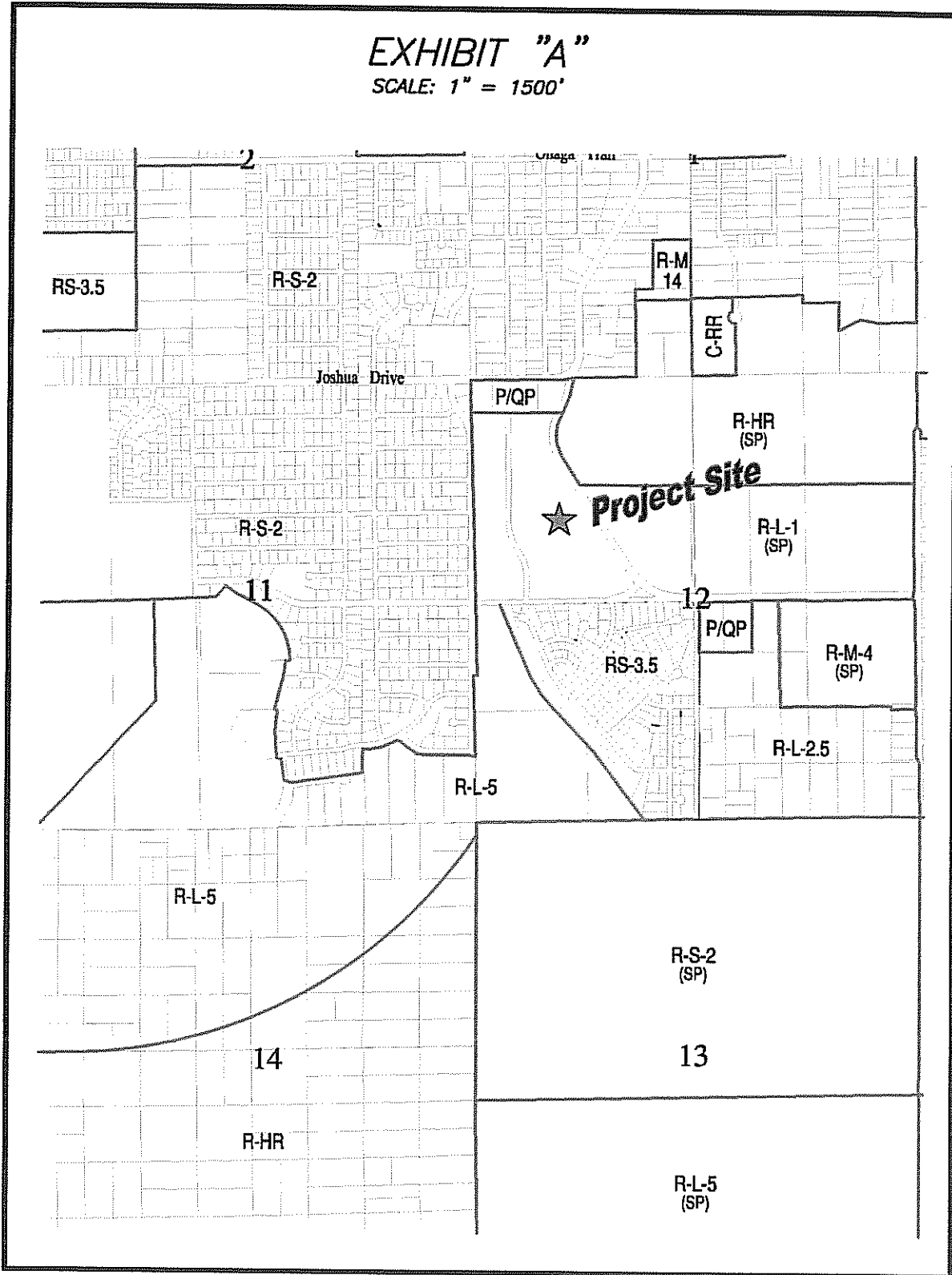
Town of Yucca Valley, APN's 585-071-23 & 24, Tract 18418



**Aerial Photo**

*Pueblo Mesa, Planned Development*  
Town of Yucca Valley, APN's 585-071-23 & 24, Tract 18418

**EXHIBIT "A"**  
SCALE: 1" = 1500'



**Zoning Map**

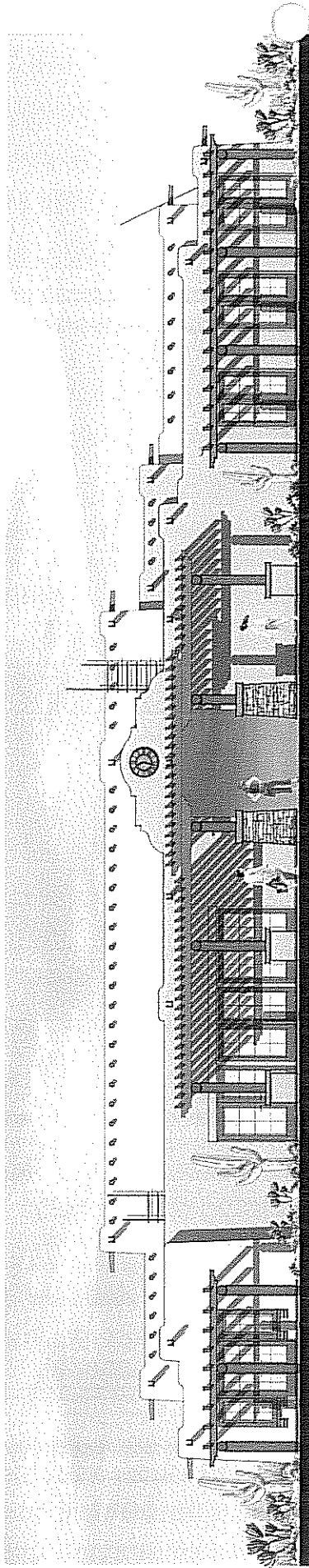




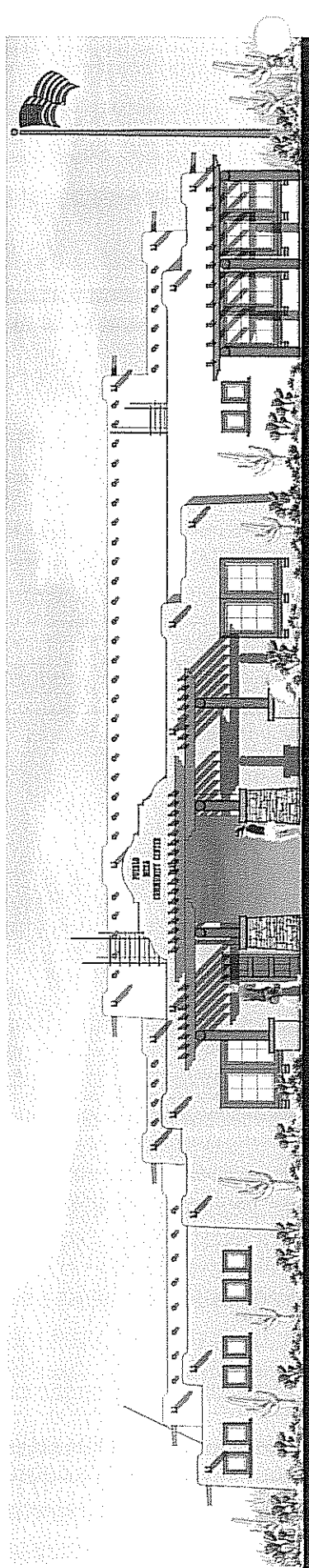








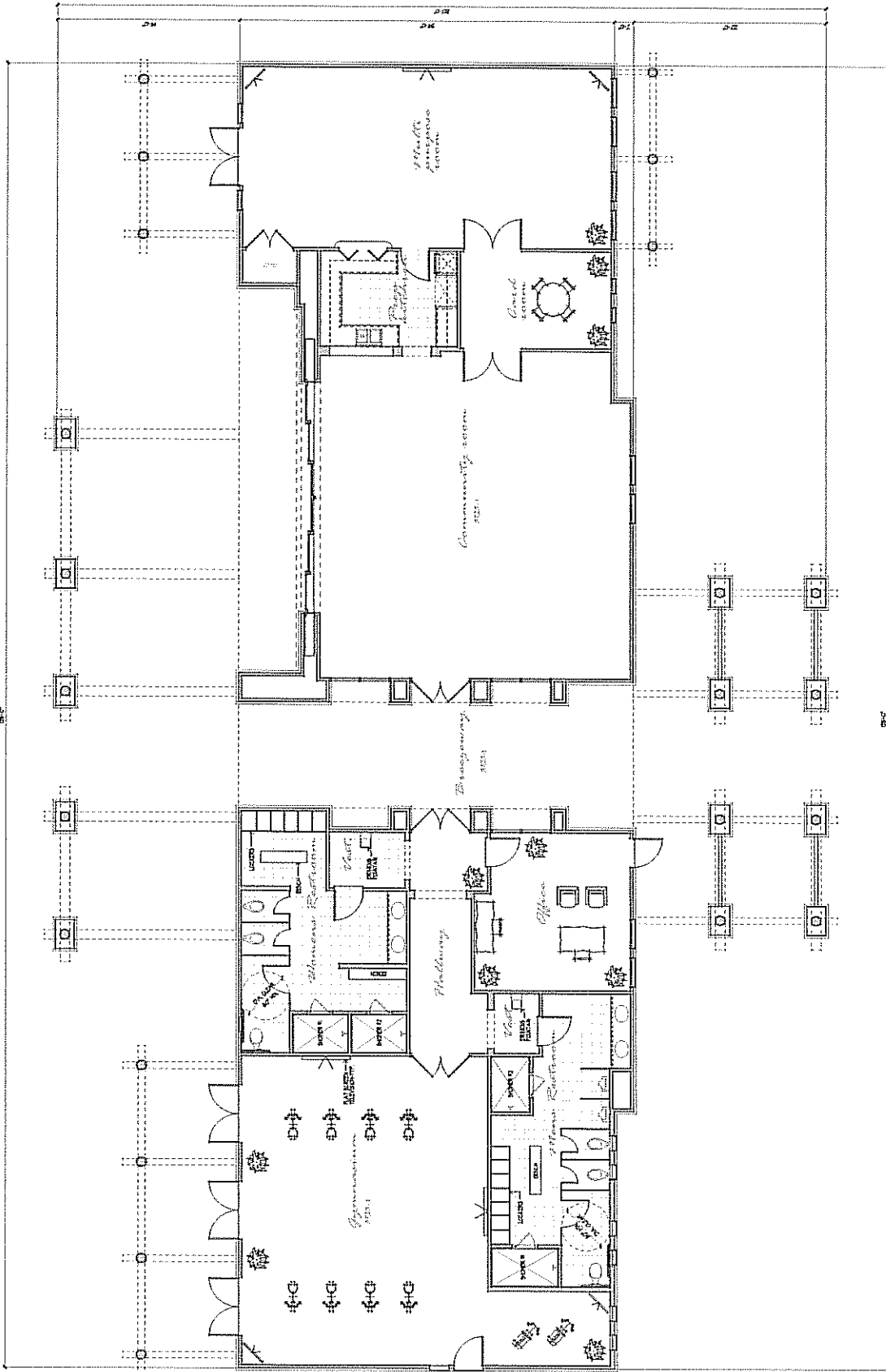
REAR/ POOL SIDE ELEVATION



FRONT/ COMMUNITY ELEVATION

COMMUNITY / RECREATION BUILDING  
**YUCCA VALLEY SR. VILLAGE**  
 YUCCA VALLEY, CALIFORNIA  
 PUEBLO MESA HACIENDAS, LLC.

KAA  
 KAA  
 KAA



CLUBHOUSE SQUARE FOOTAGE	
AREA - 1	2215 sq ft
AREA - 2	2250 sq ft
AREA - 3	564 sq ft
<b>TOTAL</b>	<b>5035 sq ft</b>

SEE ARCHITECT'S PLAN SET FOR DIMENSIONS TAKEN TO FACE OF CURB

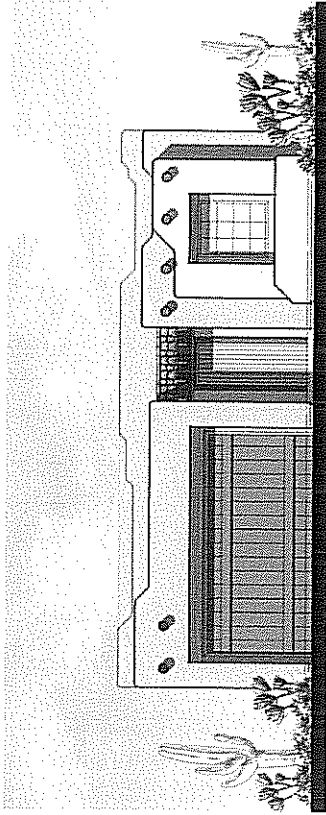
# YUCCA VALLEY SR. VILLAGE

## YUCCA VALLEY, CALIFORNIA

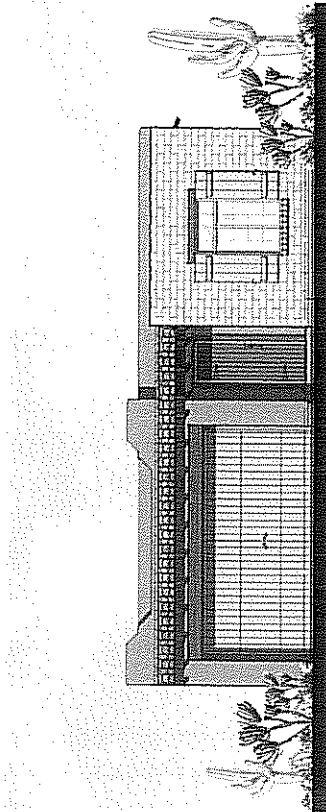
### PUEBLO MESA HACIENDAS, LLC.



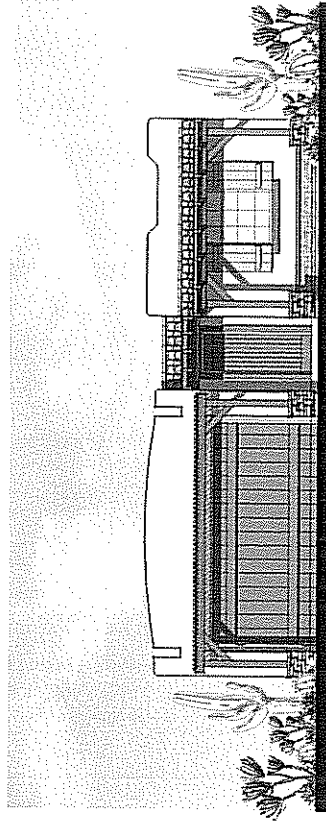
KAA  
KAYE &  
ASSOCIATES  
ARCHITECTS



ELEVATION 1A



ELEVATION 1B

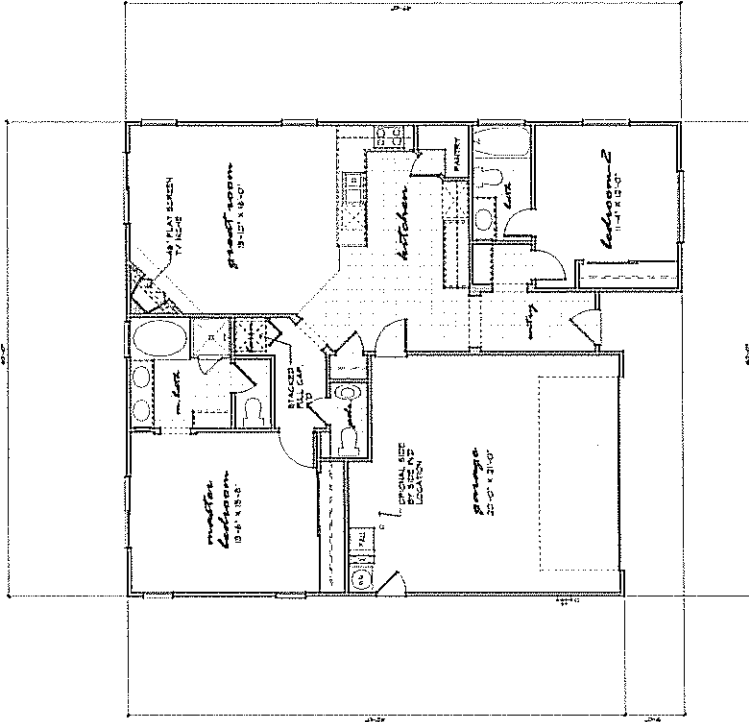


ELEVATION 1C

**PUEBLO MESA**  
**YUCCA VALLEY SR. VILLAGE**  
**YUCCA VALLEY, CALIFORNIA**  
**PUEBLO MESA HACIENDAS, LLC.**



3097944 11-14-07



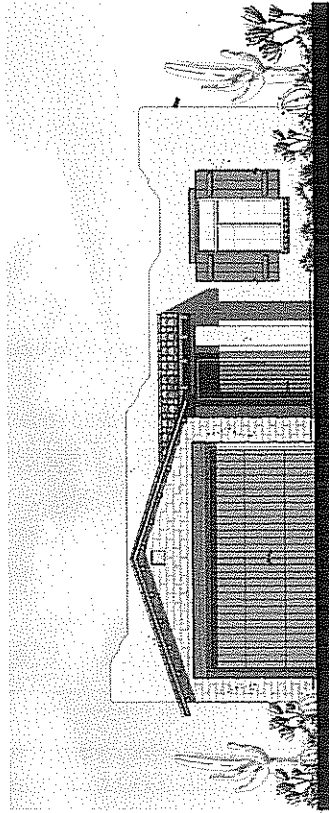
**PLAN #1**  
**1297 SQ. FT. HABITABLE**  
**419 S.F. GARAGE**  
**1716 S.F. BUILDING PAD**

**YUCCA VALLEY SR. VILLAGE**  
**YUCCA VALLEY, CALIFORNIA**  
**PUEBLO MESA HACIENDAS, LLC.**

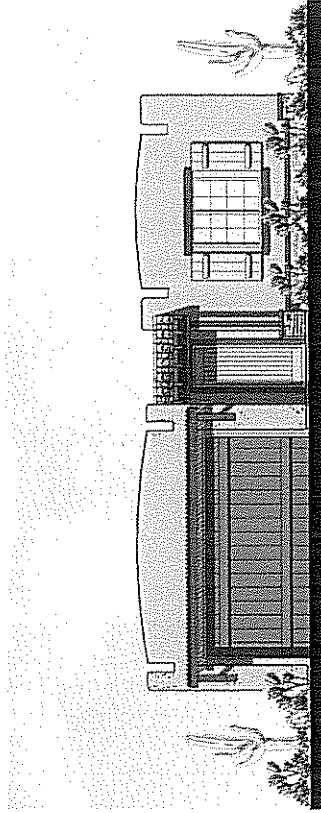
**KAA**  
 KAMMIE &  
 ASSOCIATES  
 ARCHITECTS



ELEVATION 2A



ELEVATION 2B



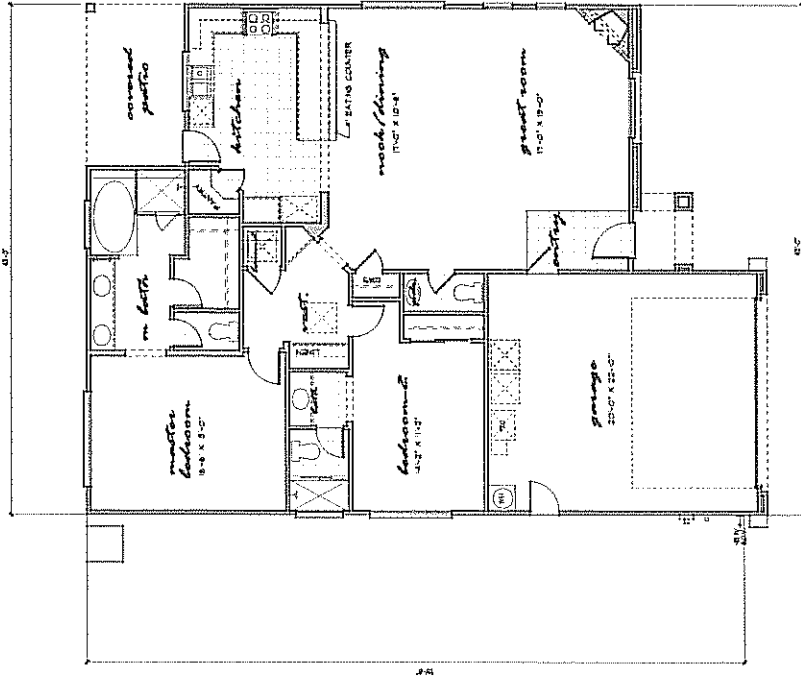
ELEVATION 2C

**PUEBLO MESA**  
**YUCCA VALLEY SR. VILLAGE**  
**YUCCA VALLEY, CALIFORNIA**  
**PUEBLO MESA HACIENDAS, LLC.**

**KAA**

KATER  
 ASSOCIATES  
 ARCHITECTS

2007044 11-14-07

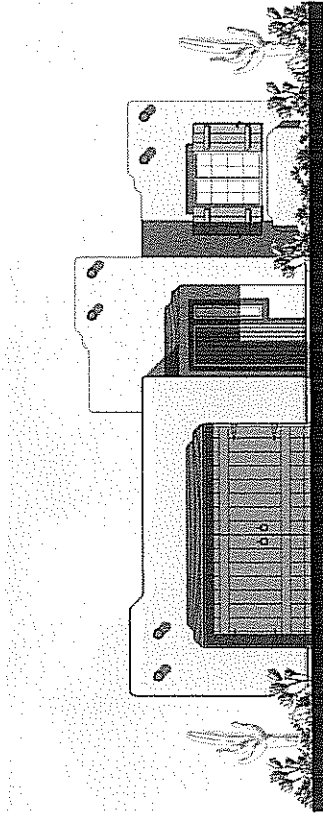


PLAN #2  
 1598 SQ. FT. HABITABLE  
 460 S.F. GARAGE  
 2031 S.F. BUILDING PAD

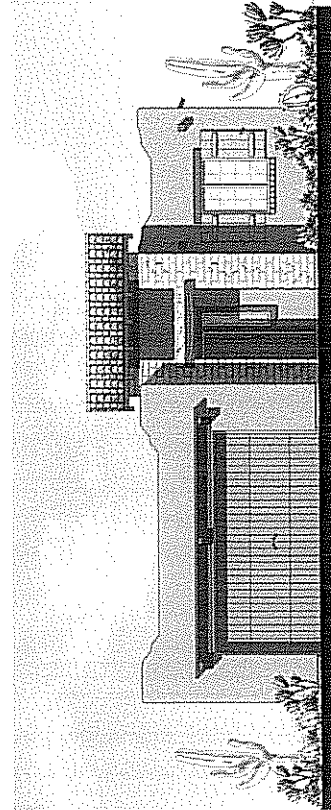
**YUCCA VALLEY SR. VILLAGE**  
**YUCCA VALLEY, CALIFORNIA**  
**PUEBLO MESA HACIENDAS, LLC.**

**KAA**  
 KAA ASSOCIATES  
 ARCHITECTS  
 ESTABLISHED

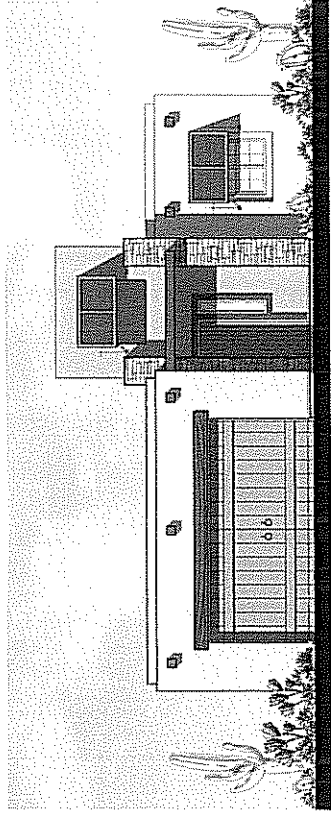




ELEVATION 3A



ELEVATION 3B



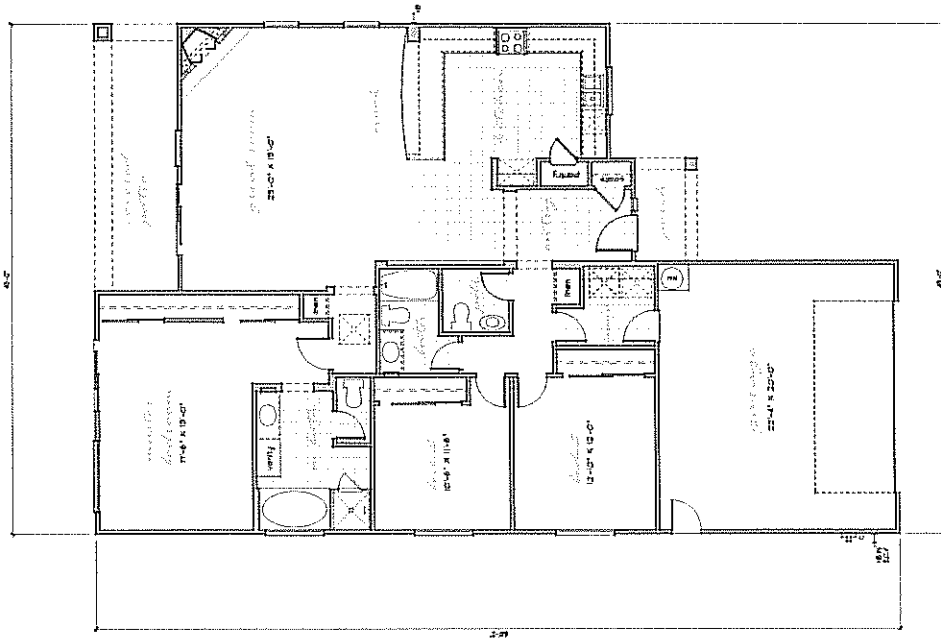
ELEVATION 3C

**PUEBLO MESA  
YUCCA VALLEY SR. VILLAGE  
YUCCA VALLEY, CALIFORNIA  
PUEBLO MESA HACIENDAS, LLC.**

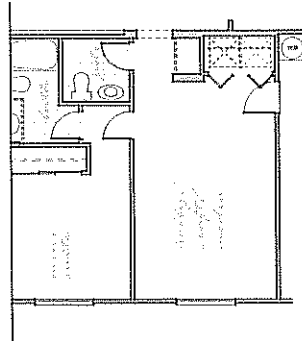
**KAA**

KANTER &  
ASSOCIATES  
ARCHITECTS

3107144 11-14-07



**PLAN #3**  
**1830 SQ. FT. HABITABLE**  
**468 S.F. GARAGE**  
**2298 S.F. BUILDING PAD**



**CRAFT ROOM/MEDIA/HOBBY**  
**OPTION**

# YUCCA VALLEY SR. VILLAGE

YUCCA VALLEY, CALIFORNIA  
 PUEBLO MESA HACIENDAS, LLC.

**KAA**  
 PARTNER &  
 ASSOCIATES  
 ARCHITECTS