

## RESOLUTION NO 09-34

### **A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, APPROVING PLANNED DEVELOPMENT 01-07, TO ALLOW THE DEVELOPMENT OF 107 SINGLE FAMILY LOTS AND ASSOCIATED FACILITIES ON A 63.4 ACRE LOT LOCATED AT THE SOUTHEAST CORNER OF GOLDEN BEEN AND SAGE AVENUE (ASSESSOR'S PARCEL NUMBERS 585-071-16, -17, -25 & -26)**

WHEREAS, on May 8, 2008 the Town Council tabled Planned Development 01-07, and requested that the applicant consider their concerns and return with an amended application; and

WHEREAS, The Community Development Department has completed Environmental Assessment 05-06 in accordance with the requirements of "The Rules to Implement the California Environmental Quality Act of 1970" as amended. Based upon this Assessment, there may be a significant adverse effect on the environment; however, mitigation measures have been imposed on the project that will reduce the impacts to less than a significant level; therefore, a Mitigated Negative Declaration is recommended for approval; and

WHEREAS, the Town Council conducted a duly noticed public hearing on August 18, 2009 and heard all testimony of any persons wishing to speak on the issue.

**Section 1.** The Town Council hereby approves Planned Development 01-07, and finds that:

1. The proposed development is consistent with the General Plan, insofar as the overall density does not exceed the allowable density in the RS-2 land use designation.
2. The physical characteristics of the site have been adequately assessed and the site for the proposed development is adequate in size and shape to accommodate the use and all yards, open spaces, setbacks, walls and fences, parking areas, loading areas, landscaping and other features required.
3. The site has adequate access, meaning that the site design and development plan conditions consider the limitations of existing streets and highways and provides improvements to accommodate the anticipated requirements of the proposed project.
4. Adequate public services and facilities exist, or will be provided to serve the proposed project and the proposed project will not result in a reduction of public services to properties in the vicinity or a detriment to the public health, safety and welfare.

5. The proposed project will not have a substantial adverse effect on surrounding property or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area, insofar as the proposed project has been amended to include 18,000 square foot lots on its western boundary.
6. The improvements required and the manner of development adequately address all natural and man-made hazards associated with the proposed project, and the project site, including but not limited to flood, seismic and slope hazards.
7. The proposed project carries out the intent of the planned development provisions because it provides a more efficient use of the land and an excellence of design greater than that which would be achieved through the application of conventional development standards.

**Section 2:** The Town Council directs staff to add "PD-01-07" to Assessor's Parcels 585-071-16, -17, -25 & -26 on the official Town Zoning Map.


**Section 3:** This Resolution shall become effective immediately.

APPROVED AND ADOPTED this 15<sup>th</sup> day of September, 2009.



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MAYOR

ATTEST:

  
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TOWN CLERK

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Janet M. Anderson, Town Clerk of the Town of Yucca Valley, California do hereby certify that Resolution No. 09-34 was duly and regularly adopted by the Town Council of the Town of Yucca Valley, California, at a meeting thereof held on the 15<sup>th</sup> day of September, 2009, by the following vote:

AYES: Council Members Mayes, Neeb and Mayor Luckino

NOES: Council Member Herbel

ABSTAIN: None

ABSENT: Council Member Huntington

  
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TOWN CLERK