

October 4, 2021

William Steendam
618 South College Avenue
Claremont, CA 91711

**RE: PRE-APPLICATION, PA 03-21
Steendam Subdivision**

Mr. Steendam:

Thank you for submitting a Pre-Application to the Town of Yucca Valley. Staff has reviewed the project and provides the following comments based upon the plans submitted.

Please note that the pre-application process is designed to be informal. Therefore the Town's feedback may or may not include draft conditions of approval. The informal process of a pre-application allows dialogue between Town staff and project proponents so that a thorough and complete project understanding has been accomplished.

Based on our preliminary review of the provided plans, below is our understanding of the proposed project:

1. The parcel identified as APN 0586-031-25 is proposed to be divided approximately in half. The dimensions of the resulting lots will be approximately 165' x 165' each.
2. The project is located in R-S-2 zoning. The General Plan designation is Rural Residential (RR-0.5) 0.5 acre minimum.
3. Access to the north lot is provided by a 20' wide easement along the western boundary of the southern lot.

Based on this information, the Town provides the following comments:

1. The project requires the submission of a complete Tentative Parcel Map application, including technical studies identified in the application.
2. The 20' private road easement provides adequate legal and physical access to the proposed northern parcel.
3. The vehicle access easement shall be deducted from the gross area of the parcel.

Planning (760) 369-6575
Public Works (760) 369-6579
Building and Safety (760) 365-0099
Code Compliance (760) 369-6575
Engineering (760) 369-6575
Animal Control (760) 365-1807
Animal Shelter (760) 365-3111
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The Town of
Yucca Valley

COMMUNITY DEVELOPMENT/PUBLIC WORKS DEPARTMENT
58928 Business Center Dr.
Yucca Valley, California 92284

4. Fire hydrants shall be installed with their associated underground water pipes, or sizes and locations as required and approved by the fire department.
5. Utility lines shall be placed underground.
6. The Town can authorize Western Joshua Tree take permits for single-family residences with a maximum of 10 removals. If the project would be developed or graded concurrently, or if more than 10 removals are required; the Western Joshua Tree take permits would need to be obtained from the California Department of Fish & Wildlife (CDFW). The Town of Yucca Valley does not have permit authority for the Western Joshua Tree in new subdivision applications, at this time.
7. The proposed project is located in a Fire Safety Overlay as identified in the Yucca Valley General Plan. Please review Development Code Chapter 9.17 for Fire Safety Development Standards (attached).
8. A 30-foot easement for a local road right-of-way shall be dedicated for public access along the southern boundary of the project site (Munson Trail).
9. Utilities shall be placed underground in conformance with Ordinance 233.
10. All property corners, lots, easements, street centerlines, and curve radii shall be monumented and horizontally tied to identified control points.

If you have any questions or require any additional information, please contact Planning Division staff at 760-369-6575, x317.

Best regards,



JARED JEROME
Associate Planner