
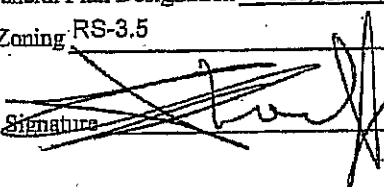


Date Received	03/10/06
By	DOLSEN
Fee	4100 ⁰⁰
Case #	GP# 01-06
RZ #	4100 ⁰⁰ RZ-01-06
EA #	

REZONING (RZ) & GP AMENDMENT

(Print Legibly)

Applicant Bill Shack Phone (760) 365-0649
 Address 8514 Barbary Avenue City Yucca Valley State CA Zip 92284
 Contact Person/Representative Warner Engineering Phone (760) 365-7638
 Address 7245 Joshua Lane City Yucca Valley State CA Zip 92284
 Property Owner Same Phone _____
 Property Owner Signature:  Date: 1-26-06
 Address _____ City _____ State _____ Zip _____
 Assessor Parcel Number(s) 585-071-16, 17, 25 & 26
 Existing Zoning Designation(s) R-L-5
 Existing General Plan Designation(s) N/A
 Proposed General Plan Designation N/A
 Proposed Zoning RS-3.5
 Applicant's Signature:  Date: 1-26-06

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.

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 APPLICATION

Pursuant to the California Environmental Quality Act (CEQA), the project applicant is to complete this application for review by the Town. Formal processing of the project application will not begin until this Environmental Application is accepted as complete.

Bill Shack Tentative Tract Map # 17862

Project title/name

Bill Shack	Warner Engineering/ Bill Warner
Applicant name	Contact person
8514 Barberry Avenue, Yucca Valley, CA 92284	7245 Joshua Lane, Yucca Valley, CA 92284
Address	Address
(760) 365-0649	(760) 365-7638
Telephone	Telephone
Nortear quadrant of Sage Ave & San Andreas Rd.	585-071-16, 17, 25 & 26
Project location	Assessor's Parcel Number

Project description: Precisely describe the proposed project for which approval is being sought and the applications being submitted. Use additional sheets and attach to application if necessary.

Subdivide 63.4 +/- acres into 105 single-family residential lots in two phases an average density of 1.7 lots per acre.

SUBMITTAL REQUIREMENTS

Listed below are the general requirements that are to be submitted with all map applications. In some cases additional requirements may be required

YES NO N/A

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Planning Application and Environmental Application. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Submittal fee payable to the Town of Yucca Valley. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Letter of Justification addressed to the Town of Yucca Valley which discusses the following items: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | How the following required "findings" can be made to support the project: |
- * The proposed subdivision, together with the provisions of its design and improvements is consistent with the General Plan and any applicable specific plan.
 - * The site is physically suitable for the type and proposed density of development.
 - * The design of the subdivision or the proposed improvements are not likely to cause substantial environment damage or substantially or avoidably injure fish or wildlife or their habitat.
 - * The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
 - * The proposed subdivision, its density, and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

Each of these findings must be addressed separately and must be in a section of the letter titled "FINDINGS."

YES NO N/A

4. Legal Description - the lot and parcel/tract number must be provided on the application forms and the site plan. If lot and parcel/tract numbers are not available, provide a metes and bounds description.
5. Property Owners List - with your application you must provide a list (on Avery labels, 33 per 8 1/2" x 11" page) of all property owners and their addresses within 300 feet of the exterior boundaries of the property in question. This list will be used for public notification. An illustration on how to obtain the 300 foot mailing list is provided on page 21.
6. A preliminary title report dated within thirty (30) days of filing of the application with the Town.
- Copy of underlying map(s) and/or relevant documents establishing property boundary
7. USGS 7.5' Series Quadrangle Map (8-12"x11" format) or equivalent, indicating small scale topographic overview of the surrounding area.
8. Traffic Assessment Report signed by a registered Traffic Engineer.
9. Water and sewer Will Serve letter(s).

NUMBER OF PLANS REQUIRED

- Initial submittal — twenty (20) sets folded to approximately 8-1/2" x 14"
- Re-submittal with corrections — number specified by staff

REQUIRED MAPS: INFORMATION WHICH MUST APPEAR ON MAPS:

- Subdivision boundary
- Street and lot lines
- Existing lot line
- Easements both existing and proposed
- Tentative tract or parcel map number
- Tract numbers of adjacent subdivisions, including approved tentative maps and information sufficient to show their relationship to the proposed subdivision i.e., lot pattern, improvements, streets, buildings, etc.
- North arrow and scale
- Acreage of subdivision

- Number, dimension, and size of lots
- *Finished pad elevations*
- Location and sizes of each parcel to be dedicated for public use
- Proposed use of lots
- Locations and sizes of all common areas to be dedicated for private use
- Total area of parkland, trails, recreation areas, etc. with specific area calculated for each of the following:
 - Areas to be dedicated to public ownership
 - Areas to be retained in private ownership
- Locations, grades, widths, total area, and names of internal and adjacent vehicular accessways and transit corridors.
- Center lines of existing streets *with existing and ultimate right-of-way and cross-section of each*
- Total length in feet along the center line of all existing and proposed streets within the boundaries of the subdivision, measure from intersection to intersection
- Location of future vehicular access ways, both public and private.
- Proposed drainage facilities
- *Provide elevations and slopes of proposed sewer and storm drain and the distance and direction to existing facilities*
- *Provide elevations and slopes of proposed sewer and storm drain and the distance and direction to existing facilities.*
- Location, dimensions, boundaries and direction of flow of all watercourses
- Boundaries of areas *of any area subject to flooding or* special flood hazards, along with base flood elevation data
- *Methods for accommodating storm water and drainage*
- Contour intervals of 5 feet for slopes 10 percent or greater and 2 feet for slopes less than 10 percent. *All slopes in excess of 3:1 shall be highlighted and identified on the plan. Existing contours shall be shown as dashed or screened lines.*
- Location, ~~and size~~ and source of water supply, ~~and~~ sewage facilities *and storm drains*
- Name, address, and telephone number of subdivider
- Signature of subdivider
- Name, address, telephone number, license and registration number of map preparer
- Name and current address of record owner(s)
- Signature of record owner(s) consenting to map submittal
- All structures, streets, alleys, driveways, and major utilities within 150 feet of the subject property

- *Geological fault lines and hazardous zones as designated by any applicable geotechnical report for the subject property.*
- *If the property is to be phased, show the proposed phases and their sequence of development*
- *A statement of the proposals for sewage disposal (??if septic) water supply, electric service, gas service, telephone, cable television, and other utilities and services, including school district, which serve the property.*

YES NO N/A

- Additional information and/or special studies as required by staff (Requirements may vary based upon intensity/density of development, location, and other issues related to a specific development project).

Other

10. One set of 8-1/2" x 11" clear acetate or mylar reduction of the map

7245 Joshua Lane
Yucca Valley, California 92284-2922
Phone (760) 365-7638
Fax (760) 365-2146

73-185 Highway 111, Suite A
Palm Desert, California 92260-3907
Phone (760) 341-3101
Fax (760) 341-5999



March 9, 2006

P.N. 0402-014

Town of Yucca Valley
Community Development Department
58928 Business Center Dr.
Yucca Valley, Calif. 92284

Re: Letter of Justification and Findings for proposed
Tentative Tract Map 17862, & General Plan Amendment/
Change of Zoning application for APN's 585-071-16, 17, 25 & 26
William E. Shack, Jr., Applicant and Owner

On behalf of Mr. William E. Shack Jr., applicant, we are pleased to provide the following information related to the above requests:

SUMMARY AND JUSTIFICATION FOR PROPOSAL:

The following information justifies the findings of fact that are accompanying the companion application for a Tentative Tract Map to divide the four existing parcels into a total for 105 parcels, and a Rezoning & General Plan Amendment Application that requests a change in density from 1 dwelling unit/5ac to 3.5 dwelling units/ac.

FINDINGS

The following responses present how the "findings" can be made to support the proposal:

Finding No. 1:

The proposed subdivision, together with the provisions of its design and improvements is consistent with the General Plan and any applicable specific plan.

Response to Finding No. 1:

Lot sizes are consistent with surrounding neighborhoods and the Tentative Tract Application is being submitted in conjunction with a General Plan Amendment.

Finding No. 2:

The site is physically suitable for the type and proposed density of development.

Response of Finding No. 2:

All of the surrounding zoning is residential and densities range from 3.5 dwelling units/acre to 1 dwelling unit/5ac. Electric, water and natural gas utilities are serving the surrounding developments and are proposed to be extended to this development. Paved streets border the property on the west and north sides. San Andreas Road is proposed to be paved along the southern boundary.

Town of Yucca Valley

March 9, 2006

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Finding No. 3:

The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially or avoidably injure fish, wildlife or their habitat.

Response to Finding No. 3:

The applicant will comply with the Endangered Species Act and other environmental regulatory requirements to avoid substantial impacts to plants and wildlife, as may be required.

Finding No. 4:

The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Response to Finding No. 4:

No such easements exist or are proposed.

Finding No. 5:

The proposed subdivision, its density, and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

Response to Finding No. 5:

This project conforms to the Development Code and a Rezoning & General Plan Amendment Application is being submitted in conjunction with the Tentative Tract Application.

If you have any questions or comments regarding the foregoing or need additional information, please contact me.

Yours very truly,

WARNER ENGINEERING

By: 
Rob Simmons
Senior Planner

RS/jb