

Date Received	03/10/06
By	D. Olsen
Fee	7310.00
Case #	TM 17862
RA #	05-06
RA Fee	

TENTATIVE TRACT AND PARCEL MAP

GPA 01-06

(Please Print Legibly)

Applicant Bill Shack Phone (760) 365-0649

Applicant's e-mail address _____ Cell Phone _____

Address 8514 Barberry Avenue City Yucca Valley State CA Zip 92284

Contact Person/Rep Warner Engineering/ Bill Warner Phone (760) 365-7638

Address 7245 Joshua Lane City Yucca Valley State CA Zip 92284

Property Owner Same as above Phone _____

Address _____ City _____ State _____ Zip _____

Property Owner's e-mail address _____ Cell Phone _____

Property Owner's Signature _____ Date 1-26-06

_____ Date _____

Assessor Parcel Number(s) 585-071-16, 17, 25 & 26

Existing Land Use Vacant

Project Size 63.4+/- Number of Lots Proposed 105

Land Use Designation R-L-5

Applicant's Signature _____ Date 1-26-06

Town of Yucca Valley
Community Development 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.

ENVIRONMENTAL SETTING

1. Property boundaries, dimensions and area (also attach an 8½" x 11" site plan):

This is a 63.4 +/- Acre project bounded on the north by Golden Bee Drive, on the east by Long Canyon Channel, of the south by San Andreas Road and on the west by Sage Avenue. It is triangular shaped, 300 +/- along the north border, 3150 +/- along the east 2050 +/- along the south and 2650 +/- along the west.

2. Existing Land Use Designation:

R-L-5

3. Existing General Plan designation:

R-L-5

4. Precisely describe the existing use and condition of the site:

This site is vacant with various OHV dirt trails & roads crossing it. Vegetation consists of scattered brush. Long Canyon Channel runs along the eastern border of the site and there are several small dry washes that are tributary to it. For more information, please see the Focused Desert Tortoise Survey and General Biological Inventory.

5. Zoning and General Plan Designations of adjacent parcels

North R-L-1 South R-S-2 East RS-3.5 West R-S-2/ R-L-5

7. Precisely describe existing uses adjacent to the site:

There is a Hi-Desert Water District tank located on the adjacent property located on the north-west corner. The north east half is residential. The west is vacant land. The south is residential.

8. Describe the plant cover found on the site, including the number and type of all trees:

Please see the Focused Desert Tortoise Survey and General Biological Inventory.

Note: Explain any "yes" or "maybe" responses in attachments. 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 fill or slopes of 10% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)
Along the South side of the project the site slopes are more than 10%.
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?
Long Canyon Wash runs adjacent to the east property line.
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.

I. Commercial, Industrial, or Institutional Projects:

A. Specific type of use proposed: N/A

B. Gross square footage by each type of use: N/A

C. Gross square footage and number of floors of each building: N/A

D. Estimate of employment by shift: N/A

E.Planned outdoor activities: N/A

2.Percentage of project site covered by:

14+/- % Paving, 11+/- % Building, 1+/- % Landscaping, N/A % Parking Balance

3.Maximum height of structures 35 ft. _____ in.

4.Amount and type of off street parking proposed:

Not applicable

5.How will drainage be accommodated?

Drainage will be conveyed via local streets and storm drains to Long Canyon Wash. (Please see Drainage Study prepared by Warner Engineering March 2006 and Drainage Study prepared June 2003.

6.Off-site construction (public or private) required to support this project:

None

7.Preliminary grading plans estimate 130,000 cubic yards of cut and 130,000 cubic yards of fill

8.Description of project phasing if applicable:

Phase 1 has 66 lots with 30+/- acres. Phase 2 has 39 lots 24 +/-.

9.Permits or public agency approvals required for this project:

Town of Yucca Valley Planning Commission and Town Council

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 in attachments.)

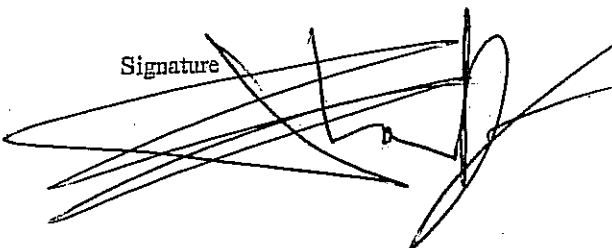
Yes Maybe No

- 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

1-26-08