

May 20th 2024

Town of Yucca Valley – Planning Division
58928 Business Center Dr.
Yucca Valley, CA 92284

Subject: Project Description/ Existing Conditions Letter
7250 Palo Alto Ave
San Bernardino County APNs 0595-282-03
Yucca Valley

Dear Yucca Valley Planning Division,

The goal of this project is to build 4 residential units each of an average 1000 square feet in gross area on the vacant parcel listed above. The new residential units will cater to local rental needs providing much needed housing for local residence. The access to site is via Palo Alto Ave.

There are current Sewage Disposal and Water provided by Hi-Desert Water District. Power will be distributed via Southern California Edison.

The site is predominately flat and does not reside in a flood plain/zone. The site has been planned with registered grading engineer and proper storm drain inlet will be installed for runoff protection. Adjacent borders are similar residential units to the north and eastern side.

The current site has been littered throughout the years. During this proposed construction, we plan to remove all the trash and dispose it properly at a landfill and recycling facility. The only protected species of 2 Joshua Trees has been document by our registered arborist and recorded with the city.

The new houses will be built with Stucco and composite wood siding in line with development standard of Yucca Valley and a mid-century Southwestern look. A total of 4 fully enclosed garage and 4 exterior parking space constructed on the site. In line with sustainable practice, each unit will be constructed with low flow bathroom fixtures, solar panels and energy efficient air conditioning units. We will enhance the site landscape with additional native plants adjacent to each unit.

The development is aligned with the current zoning and land use designations, making it a suitable addition to the community's landscape.

Sincerely,

A handwritten signature in black ink, appearing to read 'Samson Chua', with a long horizontal stroke extending to the right.

Samson Chua
Partner
Southwest El Sol Investment LLC