



Tentative Tract/  
Tentative Parcel Map  
Application

Date Received	10/16/24
By	Even
Fee	\$3377 (TTM)
Map #	TTM 20926
EA #	25-24

\$1,373  
CEA

**General Information**

**APPLICANT** JOSH RUDIN Phone 818-395-9141

Mailing Address 2705 Paragon Loop Email josh@staysyoulike.com

City Palm Springs State CA Zip 92262

**REPRESENTATIVE** DANIEL PATNEAUDE, DRP Phone 206-734-7765

Mailing Address PO BOX 4428 Email dpatneau@drpenterprisesllc.org

City PALM SPRINGS State CA Zip 92263

**PROPERTY OWNER** JOSH RUDIN Phone 818-395-9141

Mailing Address 2705 Paragon Loop Email josh@stayslikeyou.com

City Palm Springs State CA Zip 92262

**Project Information**

Project Address 57170 Spencer Road Assessor Parcel Number(s) 0596-221-13

Project Location 57170 Spencer Road - APN 0596-221-13

Project Description: New TTM for 2 lots - from one lot = Existing SFR - New SFR on new lot sep grading plans.

\_\_\_\_\_

\_\_\_\_\_

Please attach any additional information that is pertinent to the application.

Town of Yucca Valley  
Community Development Department  
Planning Division  
58928 Business Center Drive  
Yucca Valley, CA 92284  
760 369-6575 Fax 760 228-0084  
[www.yucca-valley.org](http://www.yucca-valley.org)

**Environmental Assessment**

1. Property boundaries, dimensions, and area (also attach an 8 ½ x 11" site plan):  
 Hwy 247 to the west- , Spencer Road South - Griffs Road north - vacant east -

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2. Existing site zoning: RL2.5

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3. Existing General Plan designation: RESIDENTIAL

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4. Precisely describe the existing use and condition of the site: Exist SFR on lot - propose 2 lots - add new SFR

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5. Existing Zoning of adjacent parcels:  
 North RL2.5 South RL2.5 East RL2.5 West RL2.5

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6. Existing General Plan designation of adjacent parcels:  
 North RES South RES East RES West RES

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7. Precisely describe existing uses adjacent to the site: RESIDENTIAL NORTH, SOUTH - VACANT EAST - WEST HWY 247

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8. Describe the plant cover found on the site, including the number and type of all protected plants: \_\_\_\_\_

SEE ARBORIST REPORTS - SITE HAS JT, YUCCA AND OTHER SPECIES

**Note:** Explain any "Yes" or "Maybe" responses to questions below. If the information and responses are insufficient or not complete, the application may be determined incomplete and returned to the applicant.

**Yes Maybe No**

- |                          |                          |                                     |  |
|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.)                |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 11. Is the site within a resource area as identified in the archaeological and historical resource element?  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site?   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.)   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 15. Is the site in a flood plain? (See appropriate FIRM)   |

**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.

1. **Commercial, Industrial, or Institutional Projects:** NA

- A. Specific type of use proposed: \_\_\_\_\_
- B. Gross square footage by each type of use: \_\_\_\_\_  
\_\_\_\_\_
- C. Gross square footage and number of floors of each building: \_\_\_\_\_  
\_\_\_\_\_
- D. Estimate of employment by shift: \_\_\_\_\_
- E. Planned outdoor activities: \_\_\_\_\_

2. **Percentage of project site covered by:**

0.5 % Paving, 2 % Building, OPEN % Landscaping, \_\_\_\_\_ % Parking

3. **Maximum height of structures** 14 ft.    in. \_\_\_\_\_

4. **Amount and type of off street parking proposed:** NONE \_\_\_\_\_

5. **How will drainage be accommodated?** ON SITE DRAINAGE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

7. **Preliminary grading plans estimate** 188 cubic yards of cut and 153 cubic yards of fill \_\_\_\_\_

8. **Description of project phasing if applicable:** \_\_\_\_\_  
NA - \_\_\_\_\_  
\_\_\_\_\_

9. **Permits or public agency approvals required for this project:** Water - letter - health letter for septic \_\_\_\_\_  
\_\_\_\_\_

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)**

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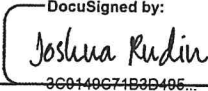
**11. During construction, will the project:** (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

**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:  3C0140C71B3D406... Date: 8-13-2024

### Owner/Applicant Authorization

**Applicant/Representative:** I/We have reviewed this completed application and the attached material. The information included with this application is true and correct to the best of my/our knowledge. I/We further understand that the Town may not approve the application as submitted, and/or may set conditions of approval. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs

Signed: DocuSigned by:  
Joshua Rudin  
3C0149C71B3D495...

Name: Joshua Rudin

Date: 8/16/2024

**Property Owner:** I/We certify that I/We are presently the legal owner(s) of the above described property (If the undersigned is different from the legal property owner, a letter of authorization must accompany the form). Further, I/We acknowledge the filing of this application and certify that all of the above information is true and accurate. I/We understand that I/We are responsible for ensuring compliance with conditions of approval. I/We hereby authorize the Town of Yucca Valley and or/its designated agent(s) to enter onto the subject property to confirm the location of existing conditions and proposed improvements including compliance with applicable Town Code Requirements. Further, I/We understand that all documents, maps, reports, etc., submitted with this application are deemed to be public records. This application does not guarantee approval or constitute a building permit application. Additional fees may be required depending on additional administrative costs. I am hereby authorizing

\_\_\_\_\_ to act as my agent and is further authorized to sign any and all documents on my behalf.

Signed: DocuSigned by:  
Joshua Rudin  
3C0149C71B3D495...

Name: Joshua Rudin

Date: 8/16/2024

The Town of Yucca Valley is hereby granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this development application including phone numbers, addresses and e-mail addresses, for the Town's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the California Public Records Act (CPRA). If any of these statements cannot be affirmatively acknowledged, please inform the planner before submitting a development application.

Signed: DocuSigned by:  
Joshua Rudin  
3C0149C71B3D495...  
Joshua Rudin

Name: Joshua Rudin

Date: 8/16/2024



**SURROUNDING PROPERTY OWNERS LIST CERTIFICATION**  
(To be submitted with application)

I, Josh Rudin, certify that on Oct 14 2024 the attached property owners list was prepared by Maple Express Mapping pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300 feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated Oct 6, 2024. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: DocuSigned by:  
Joshua Rudin  
3C0149C71B3D495

Print Name: Joshua Rudin Date: 8/16/2024

**Developer Disclosure Statement**

This portion of the application must be fully completed and signed by the applicant. If not fully completed and signed, the application will be deemed incomplete.

Address of subject property: 57170 SPENCER ROAD, YUCCA VALLEY CA 92284

Cross street: HWY 247

Date this Disclosure Statement is completed: 8-13-2024

Name of Applicant: JOSH RUDIN

The Applicant is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name Joshua Rudin Phone 8183959141

Mailing Address 2705 Paragon Loop, Palm Springs Email josh@staysyoulike.com

City Palm Springs State CA Zip 92262

State of Registration CA

Managing member(s), General Partner(s) officer(s)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Attach additional sheets if necessary

Agent for Service of Process

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

The Owner is a:

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

State of Registration \_\_\_\_\_

Managing member(s), General Partner(s) officer(s)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Attach additional sheets if necessary

Agent for Service of Process

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_



The Party in escrow is a (if property is in escrow):

- Limited Liability Company (LLC)
- Partnership
- Corporation
- None of the above

Information for LLC, Partnership, Corporation

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

State of Registration \_\_\_\_\_

Managing member(s), General Partner(s) officer(s)

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Attach additional sheets if necessary

Agent for Service of Process

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

For Corporations, Shareholder with Fifty Percent or More Share or Controlling Shareholder

Name \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Email \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

For any deeds of trust or other liens on the property (other than real property tax liens) please state the following:

A. Name of beneficiary of the deed of trust or lien \_\_\_\_\_

B. Date of the deed of trust or lien. \_\_\_\_\_

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on the date and location set forth below

DocuSigned by:  
*Joshua Rudin*  
3C0149C71B3D495

Signature \_\_\_\_\_

Print Name Joshua Rudin

Title: owner

Date of signing 8/16/2024

Location: Palm Springs

## Hazardous Waste and Substance Sites

Government Code Section 65962.5 requires each applicant for any development project to consult the State List of Hazardous Waste and Substance Sites. Based upon the list, the applicant/representative is required to submit a signed statement to the Town of Yucca Valley indicating whether the project is located on a site which is included on the list before the Town accepts the application as complete. If the project is listed by the State as a hazardous waste or substance site, the applicant must fully describe on the "Environmental Information Form" the nature of the hazard and the potential environmental impact. Attached is a standard statement for the applicant to sign.

The State list of Hazardous Waste and Substance Sites (which is annually updated) may be reviewed at the following web site address:

[http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm)

Attachment: Hazardous Waste Site Statement



## HAZARDOUS WASTE SITE STATEMENT

I have been informed by the Town of Yucca Valley of my responsibilities, pursuant to California Government Code Section 65962.5, to notify the Town as to whether the site for which a development application has been submitted is located within an area which has been designated as the location of a hazardous waste site by the Office of Planning and Research, State of California (OPR).

I am informed and believe that the proposed site, for which a development application has been submitted, is not within any area specified in said Section 65962.5 as a hazardous waste site.

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 8/16/2024

Joshua Rudin

Applicant/Representative printed name

DocuSigned by:

Joshua Rudin

3C0149C71B3D495...

Applicant/Representative signature

## Special Studies

In order to ensure a project will comply with applicable local, State and Federal requirements special studies or reports may be required for a project. These special studies can include biological, hydrologic, soils, geotechnical, noise, photometric, traffic, etc. Some of these studies are valid for a limited period of time. The following information is intended to provide some basic information on the types of studies that may be necessary based upon the project

### **Biological:**

A General Biological Assessment is typically required for projects that have seen little or no disturbance. The report generally includes a focused tortoise survey and burrowing owl habitat assessment. The desert tortoise is protected under both state and federal law. Together this study helps to evaluate the site and recommend mitigation measures to help avoid impacts to biological resources if required.

Additional information on the Desert Tortoise can be obtained from the following website:<http://www.deserttortoise.org/documents/2010DTPre-projectSurveyProtocol.pdf>

Additional information on the Burrowing Owl can be obtained from the following website:<http://www.dfg.ca.gov/wildlife/nongame/docs/boconsortium.pdf>

The studies are valid for a period of one year. If a project is in the planning process and the report expires prior to the start of construction it is possible that an update will be required.

**Native Plant Plans:** Should your site be enriched with native plants, including but not limited to Joshua trees, Mojave yuccas, or junipers a native plant plan is required to be submitted with your project. The plan shall include an inventory of the size, health, and condition of the plant. Recommendations for the plant can include relocate, protect in place or destroy. It is encouraged to incorporate as many plants as possible back into the project landscaping.

**Traffic:** When it is anticipated that a project will have an impact on traffic circulation or a project is expected to generate in excess of 50 average daily trips (ADTs) then a traffic study is likely required. These reports can range from a simple one page letter prepared by a traffic engineer to complex traffic studies depending on the scope of the project.

**Hydrology:** The project shall provide retention for the incremental storm flows generated during the worst case 100 year storm event plus an additional 10% minimum, and 20% incremental retention is desired. A hydrology study shall be provided detailing the retention amounts required.

**Geotechnical/Soils Report:** This study evaluates what type of soils occur onsite and makes recommendations for construction on the site. These are required to be submitted with the tentative map application.

**Photometric Analysis:** A photometric analysis evaluates lighting to be installed on the site and predicts the intensity of the light and locations on the site. These are generally not required on Tract Map applications. Additionally, lighting cut sheets of all proposed exterior lights shall be submitted.

**Geotechnical/Fault Hazard Investigation:** If any portion of your site is in an Alquist-Priolo Special Study, area fault trenching approved and coordinated with the Town and San Bernardino County Geologist, is required. The trenching is to determine the location of any faults on the site. The consultants, in conjunction with the County Geologist will determine if there are any restrictions that must be imposed for construction on the site.

**Noise:** A noise study or acoustical analysis may be required for different reasons. One example is if the project is expected to generate large amounts of noise that could impact surrounding neighbors, businesses, etc. Another example is if a nearby roadway may be generating noise in excess of acceptable standards and mitigation to protect the future residents is required.

**Air Quality Assessment:** Larger projects and/or those that involve the movement of significant amounts of earth or will have an impact on air quality are required to provide an air quality assessment. This assessment will recommend mitigation measures to reduce the impacts to less than significant levels.

**Greenhouse Gas Inventory:** In order to comply with state requirements, many projects are required to prepare and submit a greenhouse gas emissions inventory. The study will look at both short and long term impacts the project will have on Greenhouse gas and make recommendations to reduce any impacts to levels which are less than significant.

**Agreement to Pay All Development Application Fees**

In accordance with Town Council Resolution 04-38 the Town collects certain fees based on the actual cost of providing service. The application deposit for this project (as indicated below) may not cover the total cost of processing this application. I/We are aware that if the account has 25% or less remaining prior to completion of the project, staff will notify the undersigned in writing, of the amount of additional deposit required to complete the processing of the application, based on Staff's reasonable estimate of the hours remaining to complete this application process.

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of notification by the Town, the Town will cease processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council until the fees have been paid.

Any remaining deposit will be refunded to me at time of closeout after I have submitted any required approved project plans and forms, including signed conditions of approval, or upon my written request to withdraw the application.

As the applicant, I understand that I am responsible for the cost of processing this application and I agree that the actual costs incurred processing this application will be paid to the Town of Yucca Valley.

Deposit Paid: \$ 4,750

Applicant's Signature  Joshua Rudin  
3C0149C71B3D495...

Applicants Name Joshua Rudin

Date 8/16/2024  
(Please print)