



Tentative Tract/
Tentative Parcel Map
Application

Date Received	4.17.2025
By	TY
Fee	\$2,855.00
Map #	TPM 16957
EA #	08-25

TTM 20817

General Information

APPLICANT STEVE BRESNICK Phone 818 469-2626

Mailing Address 3575 BEVERLY GLEN TERRACE Email DRBRESNICK@YAHOO.COM

City SHERMAN OAKS State CA Zip 91423

REPRESENTATIVE FOMOTOR ENGINEERING Phone 760-323-1842

Mailing Address 225 SOUTH CIVIC DR SUITE 1-5 Email SURVEY@FOMOTOR.COM

City PALM SPRINGS State CA Zip 92262

PROPERTY OWNER YUCCA VALLEY 98 HOMES, LLC Phone 818 469-2626

Mailing Address 3575 BEVERLY GLEN TERRACE Email DRBRESNICK@YAHOO.COM

City SHERMAN OAKS TERRACE State CA Zip 91423

Project Information

Project Address ACOMA TRAIL & GOLDEN BUSH DR Assessor Parcel Number(s) 0585-621-01 THRU -44

Project Location ACOMA TRAIL & GOLDEN BUSH DR

Project Description: REVERSION TO ACREAGE OF TR. 16957, MB 314/43-45

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

Environmental Assessment

1. Property boundaries, dimensions, and area (also attach an 8 ½ x 11" site plan):
APPROX. 880' X 952'. 19.4 ACRES
2. Existing site zoning: R-S-2
3. Existing General Plan designation: RURAL RESIDENTIAL (RR-0.5) 0.5 ac min
4. Precisely describe the existing use and condition of the site: VACANT
5. Existing Zoning of adjacent parcels:
North R-S-2 South R-S-2 East R-S-2 West R-L-5 AND R-S-2
6. Existing General Plan designation of adjacent parcels:
North RR-0.5 South RR-0.5 East RR-0.5 West RL-5 & RR-0.5
7. Precisely describe existing uses adjacent to the site: SW AND E - RESIDENTIAL HOMES
NW, N, S - VACANT
8. Describe the plant cover found on the site, including the number and type of all protected plants: APPROX. 890 JOSHUA TREES, YUCCA PLANTS, CHOLLA, JUNIPERS

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 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 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 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 type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | 15. Is the site in a flood plain? (See appropriate FIRM)FEMA ZONE D (UNDETERMINE)
NO PER YV FLOOD PLAIN 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.

1. Commercial, Industrial, or Institutional Projects:

A. Specific type of use proposed: NO DEVELOPEMENT PLANNED

B. Gross square footage by each type of use: 19.4 ACRES RESIDENTIAL (100%)

C. Gross square footage and number of floors of each building: UNKOWN

D. Estimate of employment by shift: N/A

E. Planned outdoor activities: N/A

2. Percentage of project site covered by:

_____ % Paving, _____% Building, _____% Landscaping, _____% Parking

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

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

5. How will drainage be accommodated? MAINTAIN NATURAL FLOW AROUND BUILDING PAD

6. Off-site construction (public or private) required to support this project: NO OFFSITE CONSTRUCTION PROPOSED

7. Preliminary grading plans estimate N/A cubic yards of cut and N/A cubic yards of fill

8. Description of project phasing if applicable: N/A

9. Permits or public agency approvals required for this project: REVERSION FINAL MAP
NO GRADING PROPOSED

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)

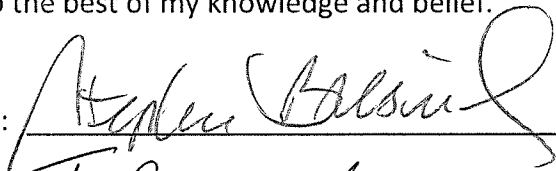
11. During construction, will the project: (Explain any "yes" or "maybe" responses to questions below – attach extra pages if necessary.)

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: 
T. Bresnick

Date: 2/26/25

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: Stephen Bresnick / T. Bresnick
Name: Stephen Bresnick Tiffani Bresnick
Date: 2/26/25

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: Stephen Bresnick / T. Bresnick
Name: Stephen Bresnick, Tiffani Bresnick
Date: 2/26/25

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: Stephen Bresnick / T. Bresnick
Name: Stephen Bresnick Tiffani Bresnick
Date: 2/26/25

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: NONE

Cross street: ACOMA TRAIL AND DESERT GOLD DRIVE

Date this Disclosure Statement is completed: 2/26/2025

Name of Applicant: STEPHEN BRESNICK

The Applicant 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 STEPHEN BRESNICK Phone _____

Mailing Address 3575 BEVERLY GLEN TERRACE Email _____

City SHERMAN OAKS State CA Zip 91423

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 STEPHEN AND TIFFANI BRESNICK, TRUSTEES OF STEPHEN AND TIFFANNI BRESNICK COMMUNITY PROPERTY TRUST Phone _____

Mailing Address SAMES AS APPLICANT 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 _____

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: \$ _____
Applicant's Signature *Stephen Breswick* / *T. Breswick*
Applicants Name *Stephen Breswick* *T. Breswick*
Date *2/26/25*
(Please print)

16

Property Owners Mailing List

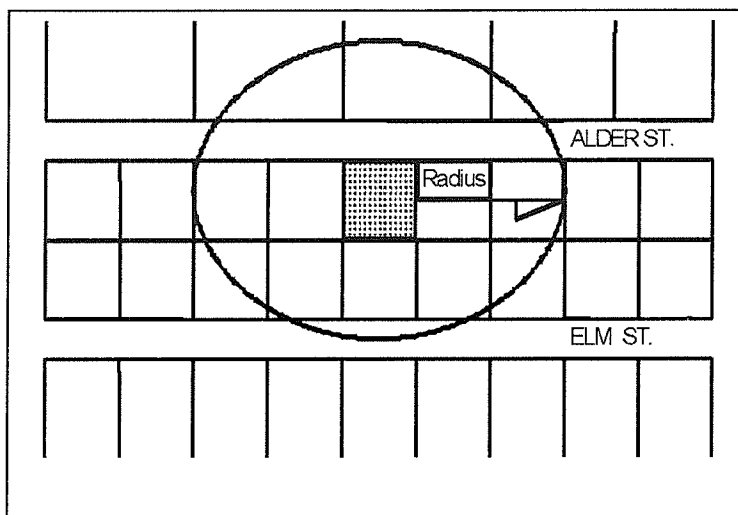
All applications that are subject to a Public Hearing require the applicant to submit a list of property owners who own property contiguous to and within 300 feet of the project site. This process is required by Section 83.010330 of the Development Code to notify residents and property owners in the immediate vicinity. Staff will send public notices to these individuals informing them of the proposed project and scheduled public hearings.

The surrounding property owner information must be obtained from the most current San Bernardino County Assessor's roll or shall be prepared and verified by a title company doing business in San Bernardino County. A County Assessor's office is located at 57407 Twentynine Palms Outer Highway in Yucca Valley, however hours of operation at this location are limited. The general telephone number for the Assessor's office is 909-387-8307.

MATERIALS REQUIRED:

- Two (2) sets of adhesive labels containing the mailing address of the owner(s), applicant(s) and of all surrounding property owners, including vacant properties. Mailing labels must contain: Assessor's Parcel Number, property owner's name, address, and zip code.
- One (1) copy of the label sheets.
- One (1) radius map showing the subject property and all surrounding properties. The appropriate radius shall be drawn from the exterior boundaries of the subject property as shown in the sample below. The scale of the radius map shall be large enough to clearly show all surrounding properties.

Sample Vicinity/Radius Map





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

I, _____, certify that on _____ the attached property owners list was prepared by _____ 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 _____ 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 _____. 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: _____

Stephen Bresnick

T. Bresnick

Print Name: _____

Stephen BRESNICK

Date: _____

2/26/25

Tiffani Bresnick

CB

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 None.
- 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

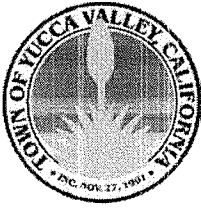
Stephen Bresnick / Tiffani Bresnick
Signature

Print Name Stephen Bresnick, Tiffani Bresnick

Title: Owner

Date of signing 2/26/25

Location: Los Angeles



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: 2/26/25

Stephen Bresnik T. Pflani Bresnik
Applicant/Representative printed name

Stephen Bresnik / T. Pflani Bresnik
Applicant/Representative signature

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.



RECORDING REQUESTED BY:
Chicago Title Co.

AND WHEN RECORDED MAIL TO:

DOC# 2022-0133106

Stephen Bresnick
3575 Beverly Glen Terrace
Sherman Oaks, CA 91423

04/08/2022
01:45 PM
SAN
I4311

Titles: 1		Pages: 3
Fees		\$20.00
Taxes		\$233.75
CA SB2 Fee		\$0.00
Total		\$253.75

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 112204866-JT

Escrow No.: 140629-024

AP#: 0585-621-01-0-000 to 044-0-000

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$233.75

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Yucca Valley **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Yucca Valley 98 Homes, LLC, a California limited liability company

hereby GRANT(s) to:

Stephen Bresnick and Tiffani Bresnick, Trustees of the Stephen and Tiffani Bresnick Community Property Trust

the real property in the City of Yucca Valley, County of San Bernardino, State of California, described as:

Lots 1 through 34 and Lettered Lots A through J of Tract 16957, in the City of Yucca Valley, County of San Bernardino, State of California, recorded in Book 314, Pages 43 to 45 of Maps, in the office of the County Recorder of San Bernardino County.

Also Known as: VACANT LAND n Acoma Trail APN 0580-621-01 to 0580-621-044, Yucca Valley, CA

DATED: March 24, 2022

**Signature Page attached hereto
and made a part hereof**

Title Order No.: 112204866-JT
to 044-0-000

Escrow No.: 140629-024

AP#: 0585-621-01-0-000

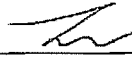
SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: March 24, 2022

Yucca Valley 98 Homes, LLC, a California limited liability company

by: NMNM LLC, a Delaware limited liability company, its Manager

by: 
Levi Nagel, Manager

ACKNOWLEDGMENT

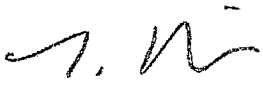
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles
On March 24 2022
before me, Yechezkel Tzvi Reyhanian,
A Notary Public personally appeared
Levi Nagel

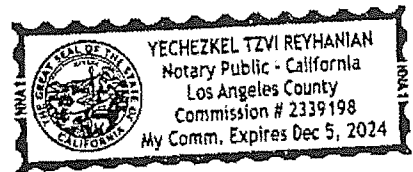
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

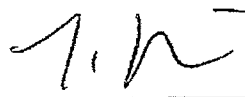
State of California
County of Los Angeles

On March 24, 2022 before me, Yechezkel Tzvi Reyhanian (notary public)
(insert name and title of the officer)

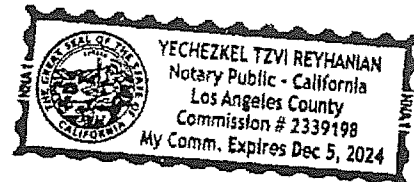
personally appeared Levi Nagel
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



Fomotor Engineering

225 South Civic Drive, Suite 1-5 ♦ Palm Springs, California 92262

Office: (760) 323-1842 ♦ Facsimile: (760) 323-1742

Email: phillip@fomotor.com

Engineering

Land Surveying

Land Planning

April 16, 2025

Jared Jerome
Associate Planner
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284

Re: TRACT 16957 Acreage Reversion Submittal

Dear Jared,

Enclosed for Submittal are the following:

- Submittal package for Tract 16957 Reversion.

Best regards,

Phillip Fomotor PE, PLS.

Fomotor Engineering

225 South Civic Drive, Suite 1-5 ♦ Palm Springs, California 92262

Office: (760) 323-1842 ♦ Facsimile: (760) 323-1742

Email: phillip@fomotor.com

Engineering

Land Surveying

Land Planning

April 16, 2025

Jared Jerome
Associate Planner
Community Development Department
Planning Division
58928 Business Center Drive
Yucca Valley, CA 92284

Re: TRACT 16957 Acreage Reversion Submittal

Dear Jared,

Enclosed for Submittal are the following:

- Submittal package for Tract 16957 Reversion.

Best regards,

Phillip Fomotor PE, PLS.