FINAL
Specific Plan
The Home Depot Retail Center
Yucca Valley, California

(Approved: January 26, 2006 Ordinance No. 179)

Prepared for:

The Home Depot, U.S.A.
3800 West Chapman Avenue, 5th Floor
Orange, CA 92868
714.940.3500

Contact: George Ray, Real Estate Manager
Chris King, Construction Manager

Prepared by:

Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602
714.508.4100

Contact: Lori Trottier, AICP, Project Manager

May 19, 2006

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SECTION 1:
PLAN OVERVIEW

1.1 - INTRODUCTION (PURPOSE & AUTHORITY)

The Home Depot Retail Center Specific Plan has been prepared pursuant to the provisions of the California Government Code, Title 7, Division 1, Chapter 3, Article 8, and Sections 65450 through 65457. The California Government Code authorizes jurisdictions to adopt Specific Plans by resolution as policy documents or by ordinance as regulatory documents. The law allows preparation of Specific Plans, as may be required for the implementation of the General Plan, and further allows for their review and adoption. Article 13 of Title 8, Division 3, Chapter 3 of the Development Code of the Town of Yucca Valley, provides the requirements and procedures for preparation and processing of Specific Plans in the Town.

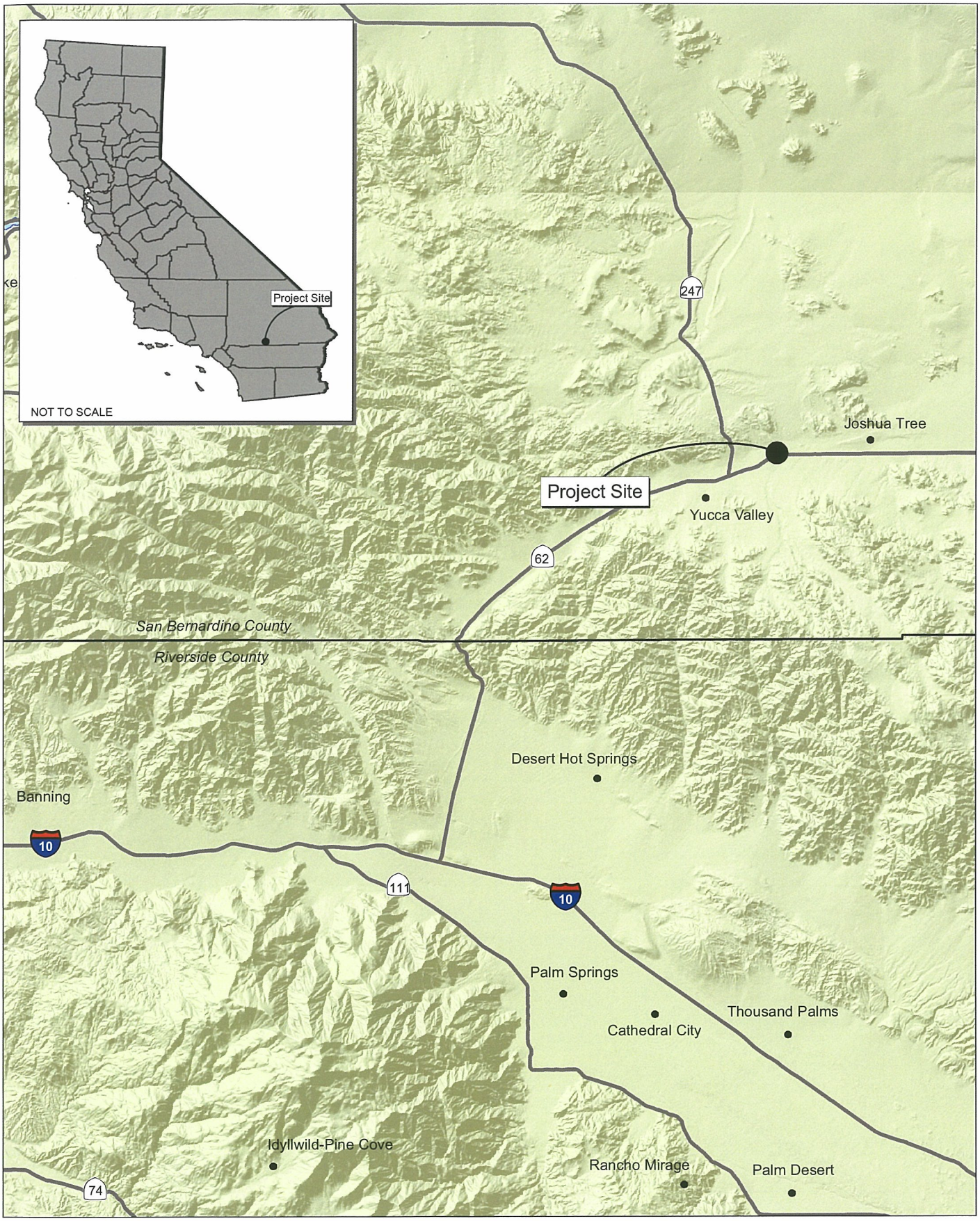
Specific Plans act as a bridge between the General Plan and individual development proposals. Specific Plans combine development standards and guidelines, capital improvement programs and financing methods into a single document that is tailored to meet the needs of a specific area.

The Home Depot Retail Center Specific Plan establishes the site planning concept, design and development guidelines, in addition to the administrative procedures needed to achieve an orderly and compatible development of the plan area. It carries out the goals, objectives and policies of the Town's General Plan, and is consistent with the Plan itself.

An objective of the Home Depot Retail Center Specific Plan is to establish a vibrant, high-quality commercial retail center that complements surrounding uses and reinforces the character of the community.

1.2 - PROJECT LOCATION

The project site encompasses 18.97 gross acres located on the eastern boundary of the Town of Yucca Valley, within the County of San Bernardino, California (Exhibit 1-1). The project site, located at 58705 Twenty-nine Palms Highway (State Highway 62), is within the area defined by State Highway 62 on the north, Indio Avenue on the east, Sunnyslope Drive on the south, and Avalon Avenue to the west (Exhibit 1-2). The legal description for the proposed Home Depot Retail Center property is contained in Appendix A-Property Legal Description.



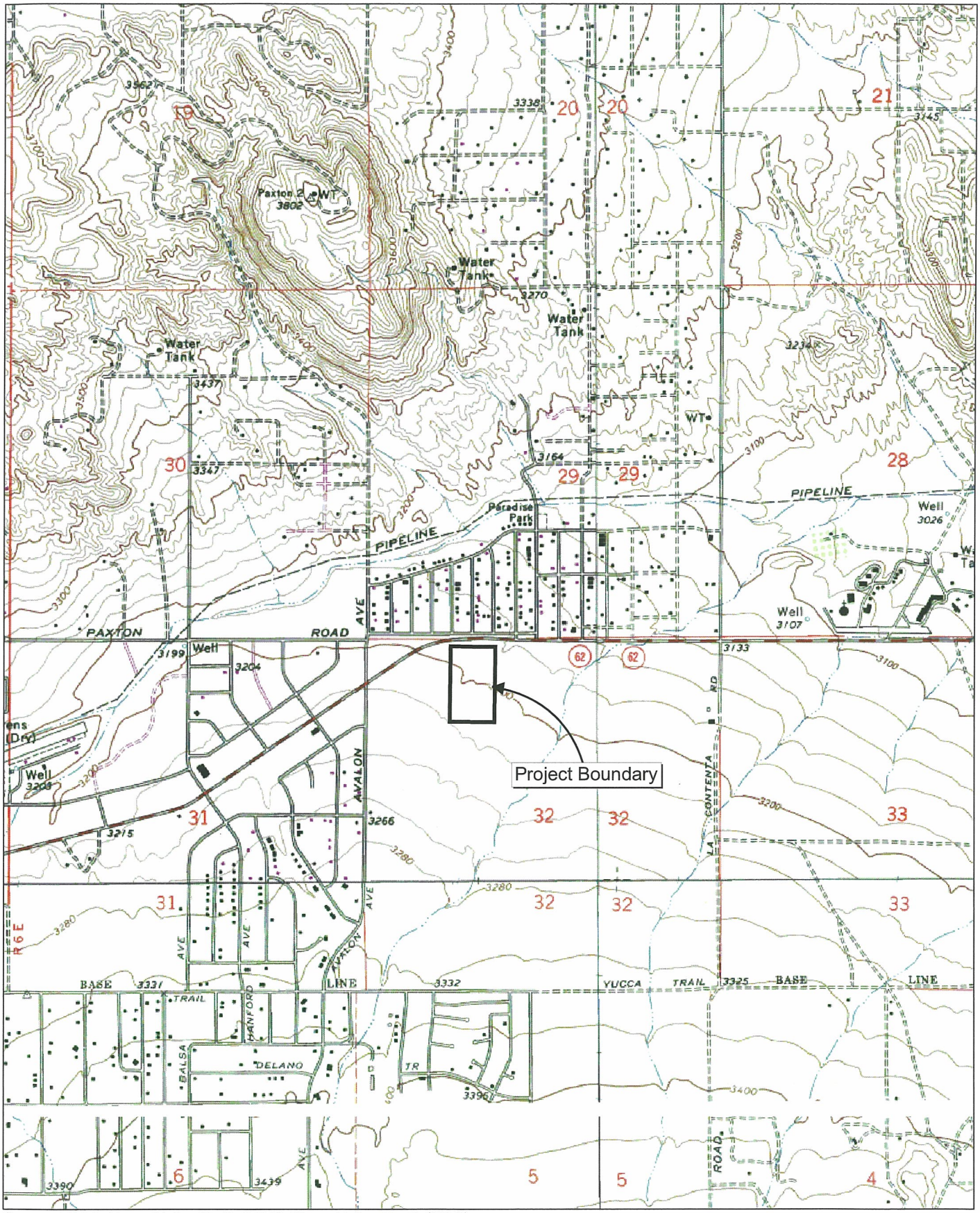
Source: Census 2000 Data, The CaSIL, MBA GIS 2005.

Michael Brandman Associates

NORTH

5 2.5 0 5 Miles

Exhibit 1-1
Regional Location Map



Source: USGS Yucca Valley North (1979), Yucca Valley South (1972), Joshua Tree North (1972) and Joshua Tree South (19712) 7.5' DRG.

NORTH

2,000 1,000 0 2,000 Feet

Michael Brandman Associates

Exhibit 1-2
Site Vicinity Map

1.3 - PROJECT SETTING AND SITE FEATURES

The project site is designated by the General Plan of the Town of Yucca Valley as Commercial, and the zoning is General Commercial (C-G) with Specific Plan (SP) overlay.

Existing Site Features

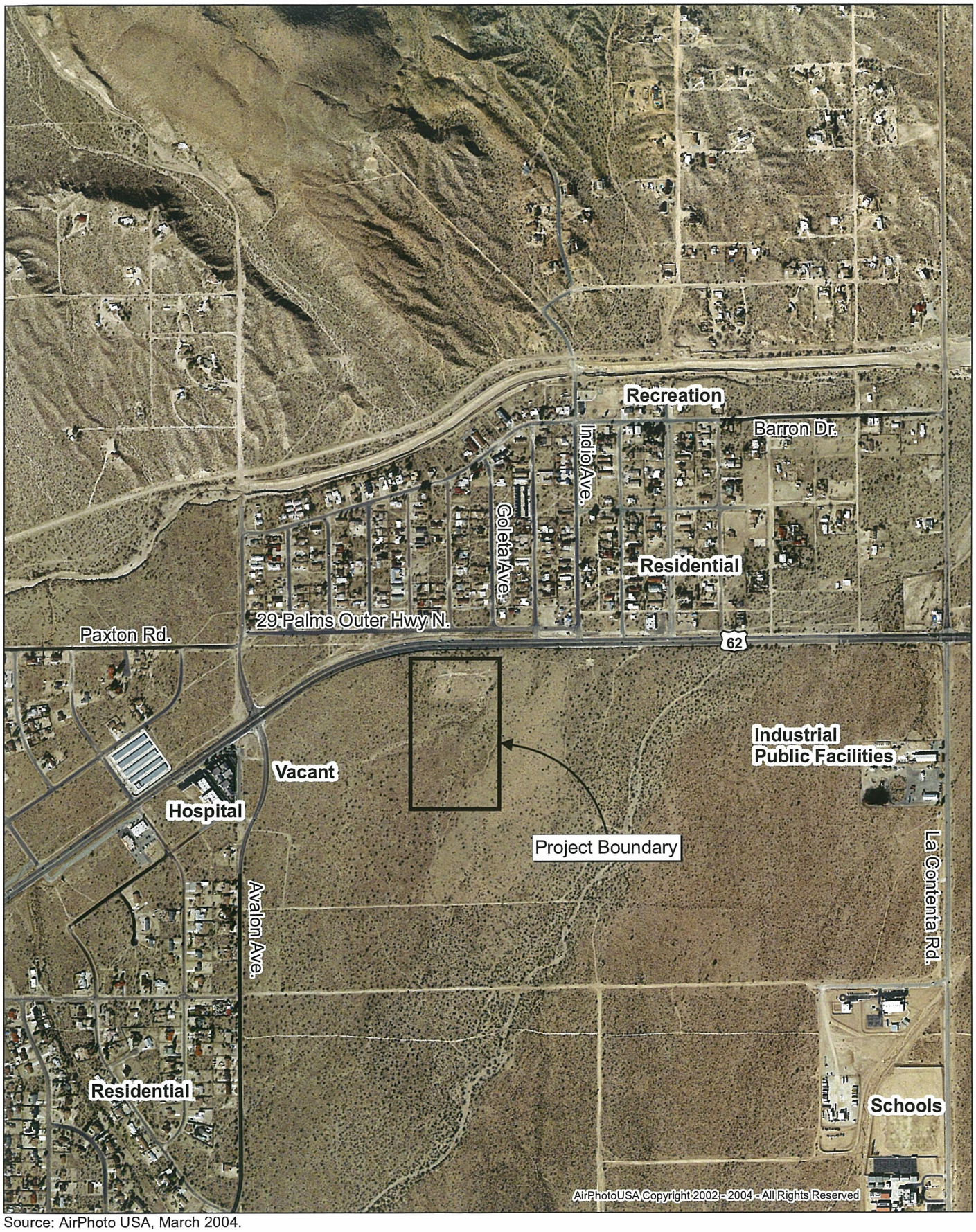
The elevation on average of the project site is 3,188 feet above mean sea level, with an approximate 35-foot slope gradient from the southerly project boundary at the future extension of Palisade Drive, to State Highway 62 at the northerly project boundary. A complete ALTA Land Title Survey, depicting easements, encumbrances, utilities, and legal description of the site is included as Appendix A.

The site is currently vacant land covered with native brush (Exhibit 1-3). Joshua trees and creosote bush are the dominant vegetative species. There are approximately 235 Joshua trees within the project impact area where grading will occur. The Joshua Tree Salvage Plan (Appendix C) indicates that approximately 166 trees were determined to be salvageable. The integration of Joshua trees within project landscape plans is described in Section 4.3 Landscape Concept. Salvage and maintenance requirements for Joshua trees to be retained on the developed project site are addressed in Appendix C.

Surrounding Land Uses

The adjacent land uses are varied. Portions of the property to the *north* are zoned R-S-5, Single Family Residential, with existing single family homes on the property, while other portions are zoned C-G, General Commercial, and have mixed commercial uses on the property. Property to the *south* of the proposed site is zoned I, Industrial, and is currently vacant. Property to the *east* is zoned C-RR, Commercial Resort Recreation, and is currently vacant. Property to the *west* of the project site is zoned C-G, General Commercial, and is currently vacant.

The contiguous property to the west of the project site is planned as commercial development, with a large anchor retail store and possible additional free-standing commercial/retail buildings. The proposed project will share a common entrance and exit on State Highway 62 with this contiguous proposed commercial development. Drives connecting the two developments would also be provided.



Source: AirPhoto USA, March 2004.

NORTH

1,000 500 0 1,000 Feet

Michael Brandman Associates

06590007 • 08/2005 | 1-3_site_features.mxd

Exhibit 1-3
Site Features Map

The development of the Home Depot Retail Center will require construction of off-site improvements shown in Exhibit 5-1, Shared Improvements. Both projects will contribute pro-rated funds toward the construction of these off-site improvements, which will be built in conjunction with the Home Depot Retail Center. In addition, some off-site improvements will be funded and constructed as part of the Home Depot Retail Center project. Following is a list of the shared off-site improvements shown in Exhibit 5-1, to be constructed as part of the Home Depot Retail Center project and funded on a pro-rated basis:

1. Install Traffic Signal at State Highway 62 and the proposed primary project entrance (shared with the Yucca Valley Retail Center to the west of the project site).
2. Construct a shared driveway south of the new signalized intersection on State Highway 62.
3. Construct street improvements on the south side of State Highway 62: Dedicate the right-of-way necessary for full half-width street of 68 feet on SR 62. Improvements designed and constructed by the Home Depot Retail Center shall include 8-foot wide shoulder, 6-foot wide sidewalk, curb and gutter, dedicated acceleration/deceleration lanes along the entire frontage from Avalon Avenue to east Home Depot property line, a third eastbound through lane along the entire frontage from Avalon Avenue to 500 feet east of the southeastern property corner (including merge lane) and an 8-foot wide landscaped median with Type B curb (Caltrans standard) from Avalon Avenue to the east Home Depot property line
4. Construct catch basins and install drain pipes on State Highway 62 along the street frontages of the Yucca Valley Retail Center and The Home Depot Retail Center.
5. Construct permanent storm drain inlet structures and storm drain pipes in Palisade Drive and a storm drain discharge outlet from the proposed on-site detention basin proposed near the southerly project boundary.
6. Grade Palisade Drive from the easterly right-of-way line at Avalon Street to approximately 10 feet east of the project site for improvements described in item 7 below.
7. Install a 12" Water Line in Palisade Drive between the easterly right-of-way line at Avalon Street to the easterly project boundary.
8. Construct 35-foot wide Palisade Drive between the easterly right-of-way line at Avalon Street to approximately 10 feet east of the project site including: curb, gutter, sidewalk, and travel lanes on the north side of the street centerline and one lane on the south side of the street centerline.
9. Provide connection or T-valves at 300-foot intervals along Palisade Drive east of Avalon up to the westerly project boundary.

Following is a list of off-site improvements which will be constructed and funded as part of the Home Depot Retail Center:

1. Construction of a secondary driveway from Palisade Drive near the easterly project entrance.
2. Construction of a secondary (right-in/right/out) driveway from improved State Highway 62 near the easterly property line.
3. Provide fire hydrants at 300-foot intervals along The Home Depot street frontage at Palisade Drive.

Following is a list of off-site improvements which will be constructed and funded by Home Deport and to be fully reimbursed by Yucca Valley Retail Center:

1. Widen Avalon Road to allow full turn movements at the Yucca Valley Retail Center Driveway.
2. The applicant shall dedicate the necessary right-of-way and improve Avalon Avenue from SR 62 southerly, sufficient to accommodate the necessary improvements for interim improvements of turn lanes and traffic signal improvements at the south leg of the intersection of SR 61 and Avalon Avenue. The improvements shall include one north bound through lane, two south bound through lanes that transition to one south bound through lane, two north bound left turn lanes at the intersection, and a dedicated north bound right turn lane at the intersection. Corresponding improvements to the north leg of the intersection shall be constructed as the street right-of-way as shown on the approved interim alignment plan, an agreement between the Town and The Home Depot shall be negotiated in accordance with Sections 66462(a) and 66462.5(d) of the Subdivision Map Act prior to issuance of encroachment permits for construction of public improvements.

1.4 - RELATIONSHIP TO THE GENERAL PLAN AND ZONING ORDINANCE

The Home Depot Retail Center Specific Plan implements the goals and policies of the Town of Yucca Valley General Plan within the Specific Plan area. The goals and objectives found in the Land Use Element support the Town's desire to continue to create a future in which the traditional character of the Town is preserved and enhanced by new development. Appendix B, the General Plan Consistency Analysis, demonstrates how the Home Depot Retail Center implements applicable goals and objectives of the General Plan. Various land use goals that support a viable economic future direction for the Town while preserving its traditional character are described. Because an adopted specific plan must be consistent with the Town General Plan, all projects that are found to be consistent with this Specific Plan are deemed consistent with the General Plan.

The Home Depot Retail Center Specific Plan works in concert with the Town of Yucca Valley Development Code, but provides additional zoning, development standards and guidelines that are customized to achieve the specific vision for the project area. The Town's zoning standards are utilized for certain aspects, such as parking, while the Specific Plan provides other standards that are tailored to the Home Depot Retail Center.

Development projects and new uses shall be subject to the review procedures, findings and provisions of the Town of Yucca Valley Development Code and the provisions of this Specific Plan. Related and/or subsequent approvals, such as Conditional Use Permits, Site Plan, and Parcel Maps, must be consistent with both the guidelines of the Home Depot Retail Center Specific Plan and the Town's Development Code.

1.5 - PROJECT OBJECTIVE

The Home Depot, U.S.A. has identified the following objectives for the Specific Plan and Home Depot Retail Center, Yucca Valley.

- To design the proposed project in a way that reflects the property's size and configuration, as well as the surrounding uses;
- To establish a subregional/regional commercial home improvement center with ancillary retail uses that will be compatible with the surrounding land uses;
- To develop a use consistent with the property's General Plan designation and the land use designations of the adjacent properties; and
- To develop a use that meets the spirit and intent of the Town of Yucca Valley Development Code.

1.6 - COMPLIANCE WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT

Adoption or amendment of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA). An Environmental Impact Report (EIR) SCH# 2005051047 has been prepared in accordance with the CEQA Guidelines (CCR, Title 14, Division 6, Chapter 3 Section 15000-15387), and Guidelines Section 15161 ('Project EIR') in particular, to analyze the environmental impacts of the Home Depot Retail Center Specific Plan. The EIR, which has been prepared in conjunction with development of the Specific Plan, establishes the existing, on-site environmental conditions and evaluates the potential impacts posed by this Specific Plan. The EIR references project design features and includes various mitigation measures that will be implemented through either the Mitigation Monitoring Plan or Conditions of Approval.

SECTION 2: LAND USE

2.1 - LAND USE PLAN

The proposed project consists of 18.97 gross acres, 18.20 net acres which will be subdivided into four parcels to accommodate development of four commercial buildings and surface parking. The overall land use designation for the site is General Commercial (CG), consistent with the General Plan and zoning. Within this category, parking and open space areas are designated on the Land Use Plan (Exhibit 2-1, Development Plan).

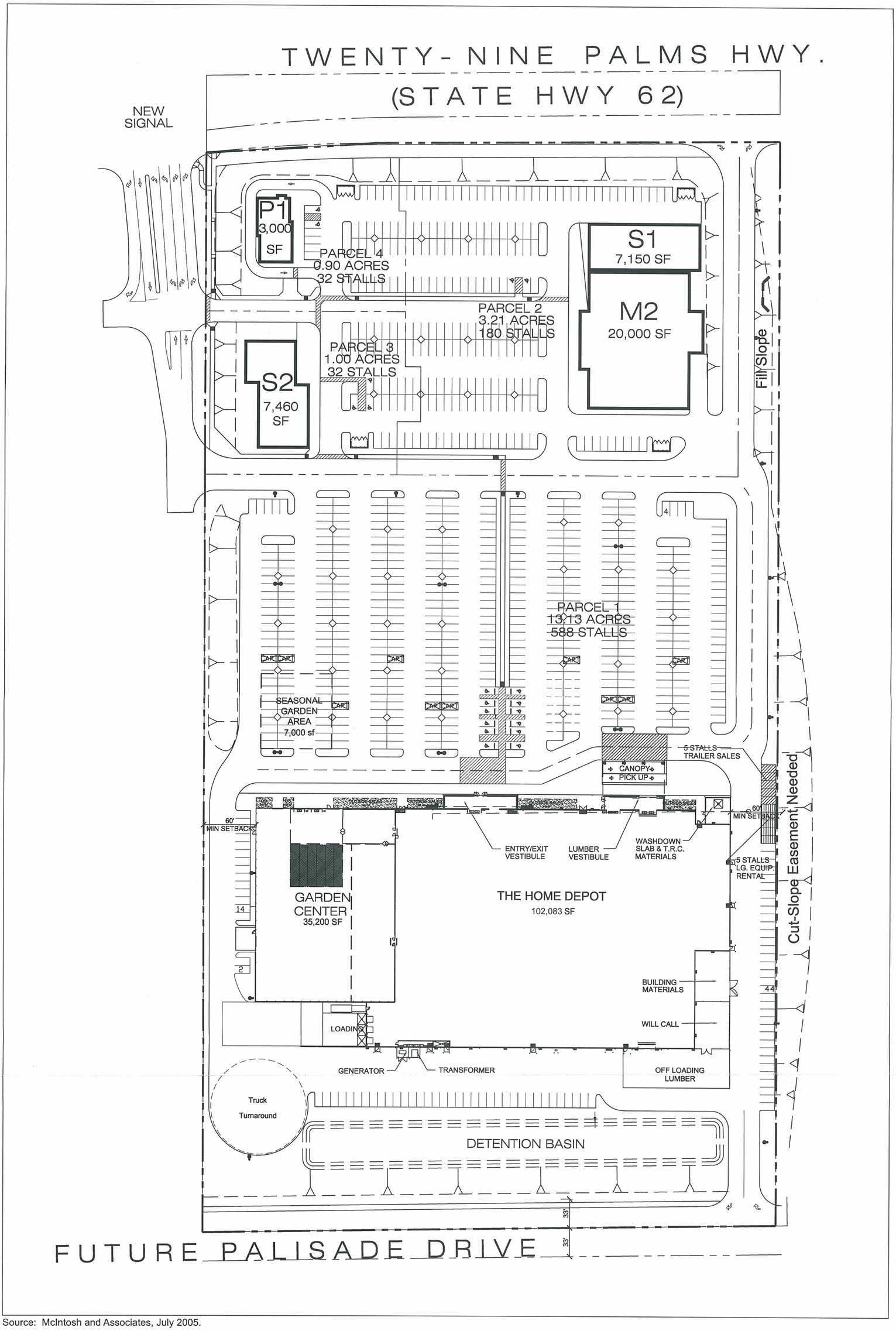
2.2 - LAND USE SUMMARY

Parcel 1 (13.09 acres) is planned to include a 137,283 SF retail building/house plant enclosure/outdoor garden center (the 'Home Depot') and 588 parking stalls. Parcel 2 (3.21 acres) is planned to include a retail building with adjoining 7,150 SF and 20,000 SF units, and 180 parking stalls. Parcel 3 (1.00 acre) is planned to include a 7,460 SF retail building with 32 parking stalls. Parcel 4 (0.90 acre) is planned to include either a 3,000 SF restaurant or bank building, and 32 parking stalls. A total of 832 parking stalls are provided on the site. The building site coverage ratio is 22.07 percent.

Open space areas consist of manufactured slopes (cut/fill) for development pads and a rectangular open space lot at the southern boundary that will be utilized as a storm water detention basin. Open space areas will be landscaped pursuant to the landscape concept and approved plant palette, and will serve a variety of functions, including separation and buffering from adjacent uses, providing visual amenity and storm water detention. A summary of the Land Use Development Plan is provided in Table 2-1.

Table 2-1: Home Depot Retail Center Development Summary

Parcel Size	Proposed Use	Parking Spaces
13.09 ac.	Home improvement retailer: 137,283 square feet (SF) retail building/house plant enclosure/outdoor garden center	588
3.21 ac.	20,000 SF and 7,150 SF retail buildings	180
1.00 ac.	7,460 SF retail building	32
0.90 ac.	3,000 SF restaurant or bank	32
Total 18.20 ac.	—	Total 832
Source: Conceptual Site Plan 'K' Prepared by Carter-Burgess (7/27/05).		



Source: McIntosh and Associates, July 2005.

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Michael Brandman Associates

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Exhibit 2-1
Development Plan

SECTION 3:
COMMERCIAL USE REGULATIONS

3.1 - GENERAL PROVISIONS

The regulations provide for implementation of a **General Commercial (CG) District** classification as a community-level commercial shopping center, anchored by a home improvement center and garden center, supported with accessory retail, financial or restaurant facilities ('The Home Depot Retail Center'). The standards set forth in this section will ensure that future development proceeds in a manner consistent with Town requirements and design guidelines.

Upon adoption of the Home Depot Retail Center Specific Plan by the Town of Yucca Valley, this Specific Plan shall be the zoning document for the subject property, superseding other zoning designations and development standards of the Town of Yucca Valley as described herein. If not specifically addressed in this Specific Plan, the applicable provisions of the Town of Yucca Valley Development Code shall apply.

3.2 - PERMITTED USES

Those uses specified below and in Section 84.0350 of the Town of Yucca Valley Development Code (CG-General Commercial District) shall apply.

3.2.1 ***Principal Uses:*** The following uses shall be permitted, subject to approval of a Site Plan, as specified in Section 6.2 herein:

a. Home Improvement Center, including:
   - Material stored and sold within an enclosed building
   - Outdoor storage of material, such as lumber or other building materials
   - Operations listed in 3.2.2 below

b. General retail and service commercial uses contained within a shopping center

c. Restaurant, including:
   - Full service restaurant
   - Fast food with out drive-thru, take out, delivery

d. Banks, savings and loans, and other financial institutions

e. Medical, business and professional offices, clinics and related laboratory facilities

f. Other Commercial Uses designated 'SPR' Site Plan Review in Section 84.0350 of the Development Code

3.2.2 ***Operations:*** The following describes the operations of The Home Depot which are part of the primary retail sales of The Home Depot (listed in Section 3.2.1,a.) and are not limited or prohibited by the Town's Municipal Code. The specific location and example photographs are included in Appendix D herein:

a. Outdoor Seasonal Garden Area- Approximately 7,000 square feet. A minimum of six special events per year lasting no more than two weeks except for the period from Thanksgiving to Christmas. Home Depot requires at least 65 days for that event (Item 1).

b. Home Depot will be permitted by right to designate two stalls as "Load and Go" for small flat bed pick up truck rentals as shown on attached Exhibit (Item 2).

c. Home Depot will be permitted by right to have a Trailer Display Sales area in a designated location as shown on attached Exhibit 3 (Item 3).

d. Home Depot will be permitted by right to store and rent large equipment such as concrete mixers, scaffoldings, rototillers in 5 parking spaces year round as designated on attached Exhibit (Item 4).

e. Home Depot will be permitted by right to, on a daily basis to display merchandise (i.e. BBQ's and kitchen appliances, etc.) in front of the store in designated areas as shown on attached Exhibit (Item 5).

f. Home Depot will be permitted by right to place vending machines in front of the store in the designated area shown on the attached Exhibit (Item 6).

g. Home Depot will be permitted by right to install pay phones in front of the store in the designated area as shown on attached Exhibit (Item 7).

h. Allow Food Service, for example Hot Dog Food Cart, (Cart with 3 foldable and moveable chairs and a table), in a designated area (about 200 sq. ft.) as shown on Exhibit (Item 8).

i. Home Depot will be permitted by right to operate the store 24 hours if deemed appropriate. The primary store operation hours are from 6:00 am to 12:00 midnight. However, customer hours are from 7:00 am to 10:00 pm. Additionally, outdoor seasonal sales of Christmas trees will be from 6:00 am to 12:00 midnight.

j. Home Depot will be permitted by right to leave the outdoor display items along the front of the store overnight. Additionally, tents, awning will be used

occasionally in conjunction with the Seasonal sales and enclosed by a chain link fence for security.

3.2.3 ***Accessory Uses:*** The following uses shall be permitted, subject to approval of a Site Plan Review as specified in Section 6.2 herein, and when clearly incidental or necessary to the proper functioning of the above-stated principal uses:

a. Public/private utility buildings, structures, enclosures, and facilities
b. Other uses clearly incidental to the proper functioning of a principal use
c. Equipment sales, service & rentals (e.g., tool rentals including but not limited to power tools (nailers, staplers, and cordless tools), shop tools and accessories (table saws, drill presses, and masonry saws) and hand tools (hammer, wrenches, electrical tools, and mechanics tools)

3.2.4 ***Uses Permitted Subject to a Conditional Use Permit:*** The following uses may be permitted subject to approval of a Conditional Use Permit:

a. Arcade
b. Automobile rental
c. Communication facilities
d. Convenience store
e. Department store
f. Entertainment, live (excluding adult entertainment)
g. Fitness centers
h. Maintenance & repair services: major
i. Restaurant with drive-thru

3.3 - DEVELOPMENT STANDARDS

Those standards specified in Section 84.0350(c) Property Development Standards (CG-General Commercial District), of the Development Code shall apply, except that the minimum lot size shall be 0.90 acre.

SECTION 4:
DESIGN GUIDELINES

4.1 - GRADING DESIGN

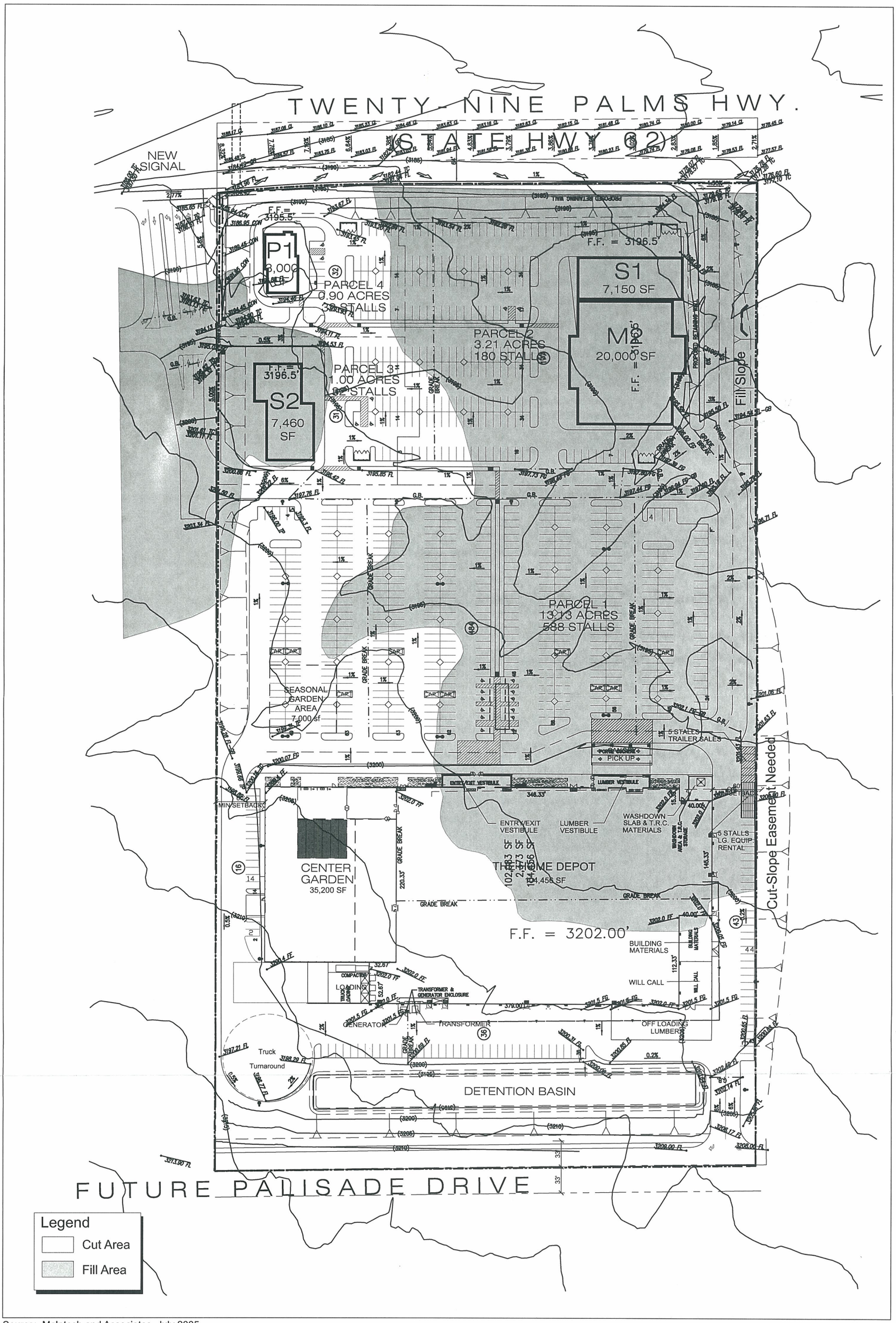
The Conceptual Grading Plan (Exhibit 4-1) illustrates the extent of grading required to achieve the design concept for the center. This grading plan will provide level building pads for the proposed structures, assure safe and adequate drainage patterns across the project site, manage the conveyance of storm water run-off to appropriate discharge and/or detention facilities, and will make every reasonable effort to manage cut and fill grading efforts to achieve internal balance-minimizing the potential, undesirable, and deleterious impacts that generally accompany the export or import of large quantities of fill material. As planned, it is expected that there will be no need to import or export fill material in the accomplishment of this grading plan. The Plan also provides for adequate open space to accommodate the relocation of a significant number of Joshua trees that presently occupy the landscape.

In addition, grading will occur as part of the construction of the shared off-site improvements depicted in Exhibit 5-1 and is part of the Phase 1 improvements listed in Section 6.1. The easements for these improvements will be a condition on the subdivision maps for the project. Furthermore, the long-term maintenance of off-site improvements will be guaranteed by the establishment of a maintenance district and contributions by benefited property owners for the off-site improvements associated with Home Depot and the Yucca Valley Retail Center projects.

The Grading Plan is designed to follow the requirements of the Town of Yucca Valley development ordinances and is to be submitted to the Town for review, approval, and permit issuance prior to the initiation of grading.

4.2 - ARCHITECTURAL CONCEPT

The architectural style of the Home Depot Retail Center will conform to exterior materials, treatments and colors reflected in the Elevations depicted in Exhibits 4-2a and 4-2b. The architecture of the home improvement center building (The Home Depot) will conform to established building design and 'branding' of The Home Depot, U.S.A. retail centers.



Source: McIntosh and Associates, July 2005.

NORTH

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SCALE IN FEET

Michael Brandman Associates

Exhibit 4-1
Grading Plan

Source: Carter Burgess, May 2005.

NORTH NO SCALE

Michael Brandman Associates

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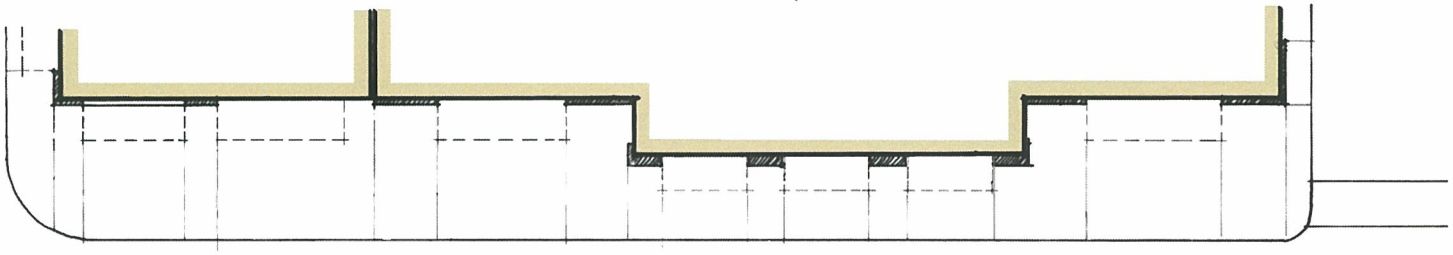
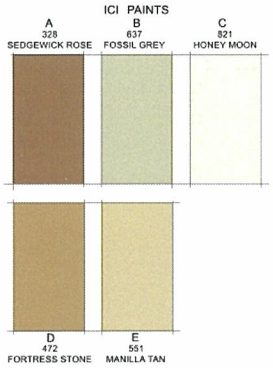
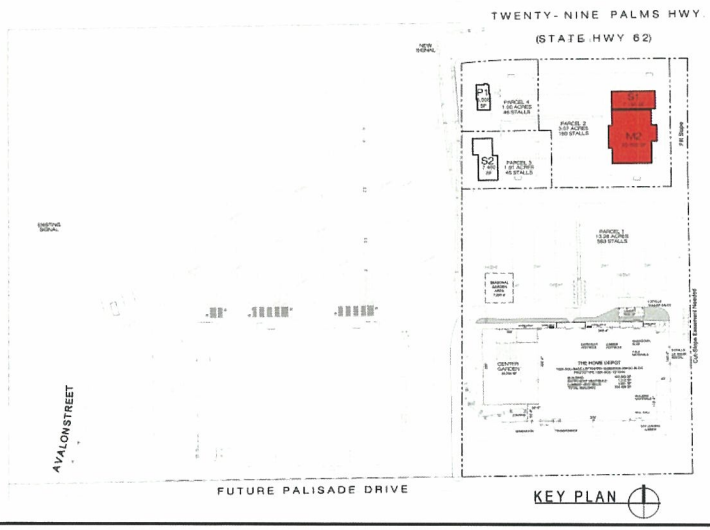
Exhibit 4-2a
Elevations - Home Depot

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN



ELEVATION & PARTIAL SIDEWALK PLAN





Source: Carter Burgess, May 2005.

NORTH NO SCALE

Michael Brandman Associates

06590007 • 07/2005 | 4-2b_outparcels_concept_elevations.cdr

Exhibit 4-2b
Out Parcels Concept Elevation

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN

The Home Depot will consist of a one-story, concrete tilt-up building, ranging in height from 37 feet at the front of the building to 28 feet at the rear. The exterior will be constructed of conventional construction materials: concrete tilt-up panels; plaster finish and accent tiles, concrete bases and foam cornices; and windows/glazing at the entry/exit vestibule and lumber vestibule. The front exterior customer doors will be clear glass. The emergency access doors will be painted with the same color as the exterior walls of the building. There would be a maximum of 3 metal roll-up overhead doors ('Home Depot Orange') at a loading dock along the west side of the building and 1 metal roll-up overhead door at the rear (south) elevation.

The exterior tilt-up panels of the building will have a painted, smooth finish. Exterior painted plaster walls will have a textured finish. The exterior walls will be painted with a range of earthtone colors. Approved colors include Sedgwick Rose (#328); Fossil Grey (#637); Honey Moon (#821); Fortress Stone (#472); Manilla Tan (#551); 'Home Depot Orange' (Exhibits 4-2a, 4-2b).

The Garden Center exterior elements will include galvanized security mesh and chain link fence, galvanized chain link fence, fabric canopy and metal canopy elements.

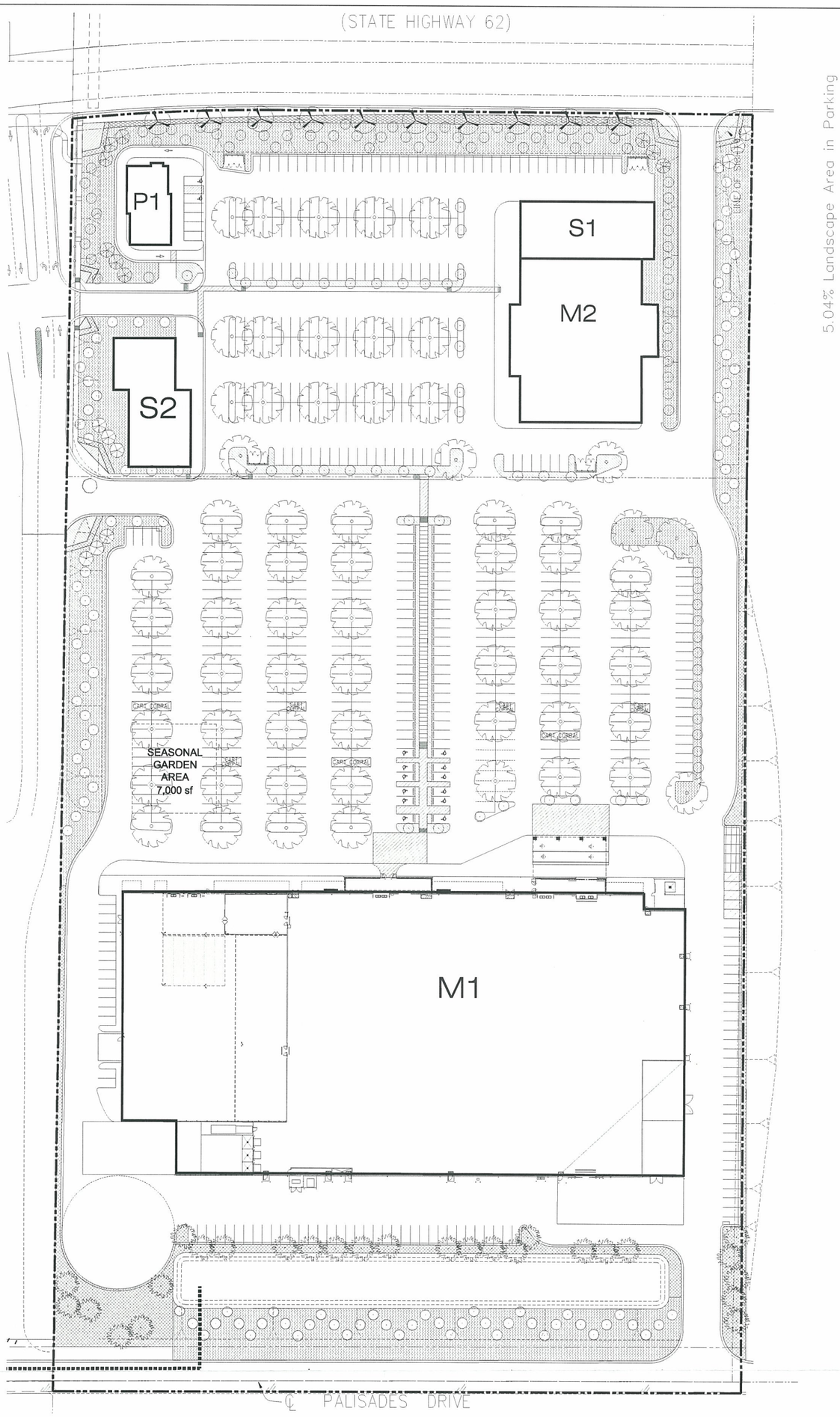
An architecture concept for the outparcel retail buildings is depicted on Exhibit 4-2b, Outparcels Concept Elevation. These one-story buildings will be constructed of similar conventional construction materials as the Home Depot, emphasizing earth-tone colors with selected color accents. Exterior elements may include split-face concrete masonry units (CMU), textured exterior plaster of varying shades, foam cornices and colored fabric awnings. These buildings will have design theme which is consistent with the building design set forth by the Home Depot.

4.3 - LANDSCAPE CONCEPT

The landscape design concept for the Home Depot Retail Center is demonstrated by Exhibit 4-3, Landscape Concept Plan. The plan includes at least 5 percent of the parking area as landscaping. Project landscape plans will comply with the Landscape and Screening requirements of the Town of Yucca Valley. The conceptual landscape plan is also subject to review and approval by the High Desert Water Company. All landscaped open space within the plan area shall be maintained by the property owner. The following landscape principles are intended to guide the landscape design.

Landscaped Setbacks, Slopes and Parking Areas

A minimum 15-foot landscape setback shall be provided along the major street (Twenty-Nine Palms Highway-State Highway 62) and project entries at State Highway 62. A combined parkway/slope with a minimum width of 15 feet landscape area will be provided at the rear of the project site



GROUND COVER	BOTANICAL NAME	COMMON NAME
	Artemisia a. 'Powis Castle' Gazania rigens	NCN Gazania
	Cotoneaster horizontalis Leucophyllum frutescens Heteromeles arbutifolia Decomposed Granite Boulders	Rock Cotoneaster Texas Ranger Toyon
	Sedum x 'Red Chalk' Sedum kamtschaticum Agave parryii Yucca baifolia Decomposed Granite Boulders	NCN NCN Perry's Agave Spanish Bayonet
	Salvia greggii Cerastrum tomentosum	Autumn Sage Snow in Summer

KEY TREE	BOTANICAL NAME	COMMON NAME
	Fraxinus velutina	Arizon Ash
	Pistachia chinensis	Chinese Pistache
	Yucca brevifolia	Joshua Tree
	Calocedrus decurrens	Incense Cedar
	Pinus eldinica	Afghan Pine

Source: McIntosh and Associates, June 2005.

NORTH

110 55 0 110

SCALE IN FEET

Michael Brandman Associates

Exhibit 4-3
Landscape Concept Plan

between a planned detention basin and the future Palisade Drive extension. Drought tolerant, desert-compatible shade trees and other landscape materials shall be used to provide visual relief within expansive parking areas. On-site landscape setbacks, manufactured slopes, and parking areas will be landscaped with drought tolerant plant materials and will be maintained by the parcel owner/landlord. Typical landscape treatments for corners, parking areas, rear yard and slopes are depicted in Exhibits 4-4 through 4-7.

Plant Materials

The introduced plant palette, selected from plant varieties that are water-conserving and drought-tolerant, will consist of native and non-native plant species compatible with the high desert environs and Yucca Valley climatic zones. Table 4-1 lists recommended plants for the site. The number and size of plant materials is depicted on Exhibit 4-3.

Table 4-1: Plant Palette

Botanical Name	Common Name	Planting Location
Trees		
Yucca brevifolia	Joshua Tree	Perimeter Slope/Parking
Calocedrus decurrens	Incense Cedar	Corners
Pistacia chinensis	Chinese Pistache	Parking
Pinus eldarica	Afghan Pine	Rear Landscape
Fraxinus velutina	Arizona Ash	Parkway
Ground Cover/Shrubs		
Artemesia a. 'Powls Castle'	NCN	Corners
Gazania rigens	Gazania	Corners
Sedum x 'Red Chalk'	NCN	Perimeter/Parking
Sedum kamtschaticum	NCN	Perimeter/Parking
Agave parryi	Perry's Agave	Perimeter/Parking
Yucca aloifolia	Spanish bayonet	Perimeter/Parking
Salvia greggii	Autumn Sage	Parkway/State Highway 62
Cerastium tomentosum	Snow in Summer	Parkway/State Highway 62
Cotoneaster horizontalis	Rock Cotoneaster	Corners/Perimeter
Leucophyllum frutescens	Texas Ranger	Corners/Perimeter
Heteromeles arbutifolia	Toyon	Corners/Perimeter
Decomposed Granite	—	Corners/Perimeter
Boulders	—	Corners/Perimeter

Home Depot Yucca Valley Corner Planting

Calocedrus decurrens

Leucophyllum frutescens

Calocedrus decurrens

Leucophyllum frutescens

Yucca aloifolia

Yucca aloifolia

Gazania rigens

Source: ©2003 Horticopia, Inc., McIntosh & Associates, August 2005.

Michael Brandman Associates

Exhibit 4-4
Typical Corner Planting

Pistacia chinensis

Pistacia chinensis

Home Depot Yucca Valley Parking Lot Planting

Artemisia arborescens 'Powis Castle'

Gazania rigens

Source: ©2003 Horticopia, Inc., McIntosh & Associates, August 2005.

Michael Brandman Associates

Exhibit 4-5
Typical Parking Lot Planting

Parkinsonia texana

Parkinsonia florida

Cotoneaster horizontalis

Pinus brutia

Cotoneaster horizontalis

Pinus brutia ssp. eldarica

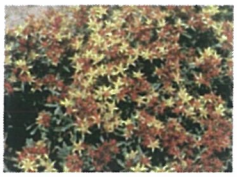
Home Depot Yucca Valley Rear Yard Planting

Source: ©2003 Horticopia, Inc., McIntosh & Associates, August 2005.

Michael Brandman Associates

Exhibit 4-6
Typical Rear Yard Planting

Sedum acre



Sedum kamtschaticum

Home Depot Yucca Valley Slope Planting

Yucca brevifolia

Sedum x **'Red Chalk'**

Yucca aloifolia

Yucca aloifolia

Agave parryi

Source: ©2003 Horticopia, Inc., McIntosh & Associates, August 2005.

Michael Brandman Associates

Exhibit 4-7
Typical Slope Planting

Native Plant Protection and Treatment Guidelines

The Home Depot Retail Center Specific Plan conforms with the Town of Yucca Valley Native Plant Protection and Management Ordinance (Ordinance No. 140). Joshua trees are the only plant species listed in the Ordinance that occur within the plan area. These have been inventoried and a total of 235 such trees are found within the project impact area.

The Joshua Tree Survey and Salvage Plan (Appendix C) evaluates suitable areas for transplanting trees within the Specific Plan area based on grading plans, soil conditions, and tree density. Landscape plans include salvage and replanting of Joshua trees within the site (see Exhibit 4-3, Landscape Concept Plan). Remaining salvaged trees will be put up for adoption pursuant to the Ordinance and Town's Joshua tree adoption program.

Any Joshua trees indicated to be removed by this Specific Plan in conformance with the Survey and Salvage Plan will be removed pursuant to the grading permit for the project.

4.4 - WALLS AND FENCES

Walls and/or fences are permitted along the north, east, and south boundaries of the retail center. If installed, such walls or fences will be designed to provide security, while allowing for territorial views of the surrounding desert landscape and more distant hills. Walls/fences shall be constructed of block masonry, stone, brick, or wood, as appropriate. Any wall adjacent to a public right of way, such as State Highway 62 or a future Palisade Drive extension, will be landscaped with a selection of trees, shrubs/hedges, and groundcover and is subject to review, approval, and permits issued by the Town of Yucca Valley and/or Caltrans.

A retaining wall will be constructed along the length of the loading dock driveway, extending approximately 75 feet. There will be a retaining wall along the southerly edge of the loading dock consisting of poured concrete up to 6 inches above finished grade. A galvanized fence up to 4 feet high will be on top of the retaining wall. Other retaining walls may be needed and will be identified on the precise grading plans for the project. All retaining walls will be subject to review and approval by the Town of Yucca Valley.

4.5 - SIGNAGE AND LIGHTING

4.5.1 - Signage

The intent of the Sign Program is to achieve a visually coordinated, balanced and appealing signage system throughout the Home Depot Retail Center, particularly one that promotes compatibility with

the architectural styles and landscape concepts identified within this Specific Plan. The Sign Program is also intended to conform to prototypes established for the anchor tenant, The Home Depot, U.S.A. The program will conform to the Town of Yucca Valley Sign Ordinance (Ordinance No. 156), except where specifically superseded in this Specific Plan.

The sign program includes a pylon sign at the main project entry at State Highway 62, three monument signs: two are at the approach to the secondary driveway entry along State Highway 62, and the other is at the secondary driveway at Palisade Drive, anchor tenant signs, and major and pad tenant signs (Exhibit 4-8).

Pylon Sign

A single pylon sign shall be permitted at the main project entry at State Highway 62 (Exhibit 4-9). The sign shall conform to all pylon sign specifications and standards contained in Appendix D of this Specific Plan, including the following provisions:

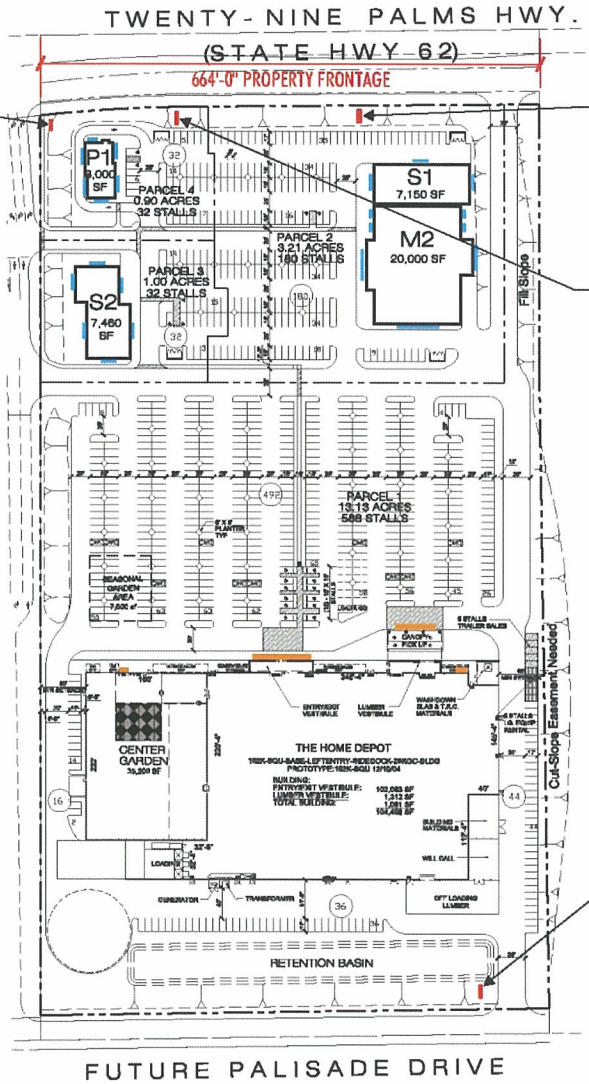
- Pylon height not-to-exceed 25' above ground
- Pylon width not-to-exceed 10'
- Sign area not-to exceed 116 sq. ft. per face
- Sign color to be coordinated with anchor/major tenant exterior elevation colors
- Sign text to include anchor tenant, major tenant and pad tenant identification
- Sign location and anchor identification to be coordinated with adjacent future commercial center

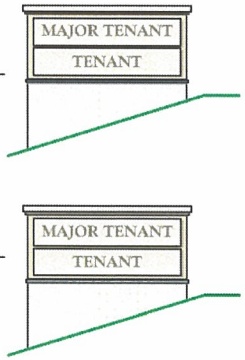
Monument Signs

A total of three monument signs are proposed as follows:

Two monument signs shall be permitted within the landscape slope area along State Highway 62 as shown in Exhibit 4-10a. A single monument sign shall be permitted within the landscape setback along the Palisade Drive at the approach to the secondary entry driveway (Exhibit 4-10a). All three monument signs shall conform to the following provisions:

- Monument height not-to-exceed 7'-6" above ground (along State Highway 62 and Palisade Drive)
- Monument width including cap not-to-exceed 9'6"
- Sign area not-to-exceed 25 sq. ft. per face
- Sign color to be coordinated with anchor/major tenant exterior elevation colors
- Sign identification to include one (1) major tenant and one (1) pad tenant





= PYLON SIGN
= ANCHOR TENANT SIGNS
= MAJOR AND PAD TENANT SIGNS

Note: Final Sign Locations to be Determined by Owner/Landlord

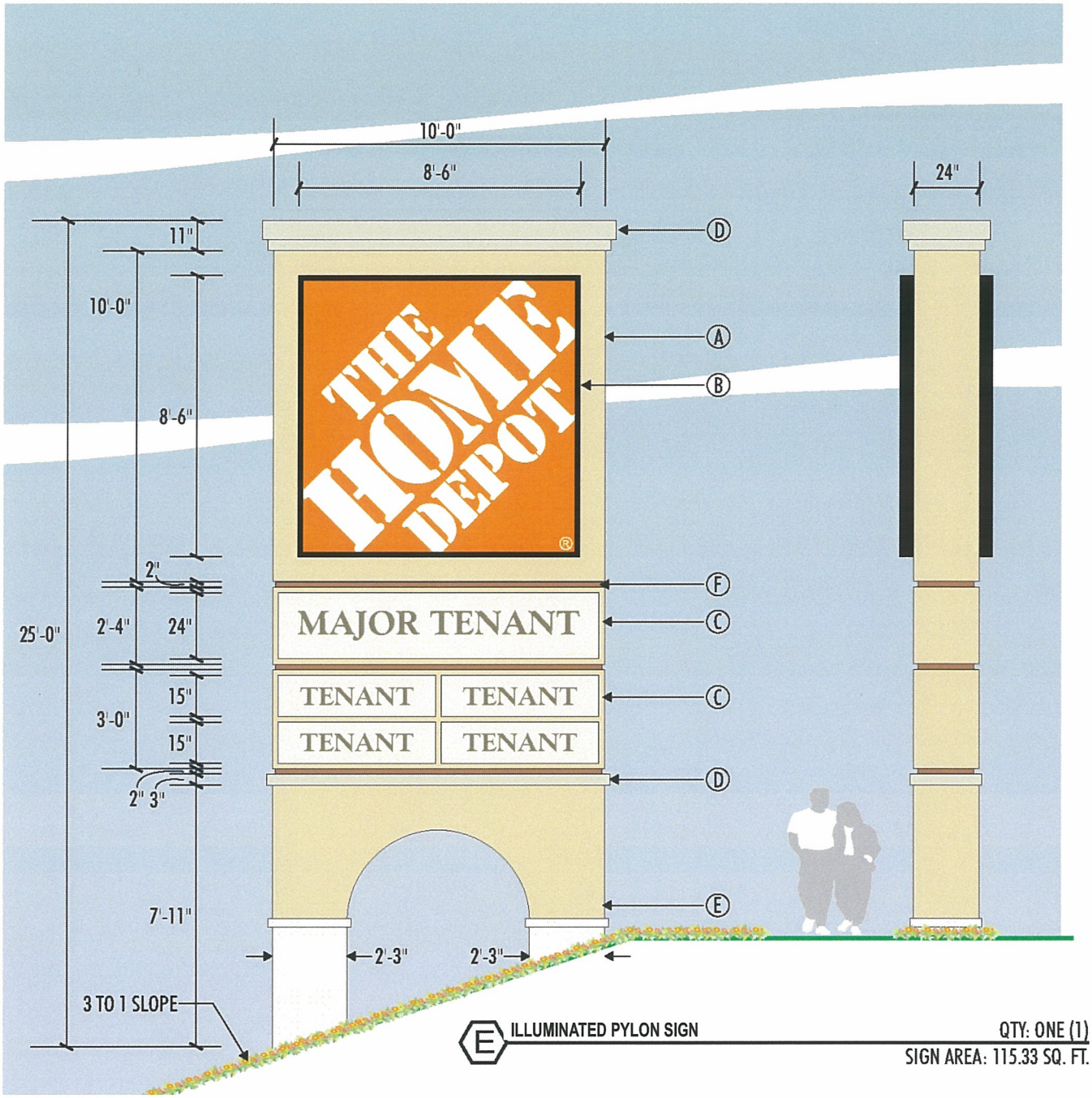
Source: Carter Burgess, November 2005.

NORTH NO SCALE

Michael Brandman Associates

06590007 • 01/2006 | 4-8_sign_loc.cdr

Exhibit 4-8
Sign Locations

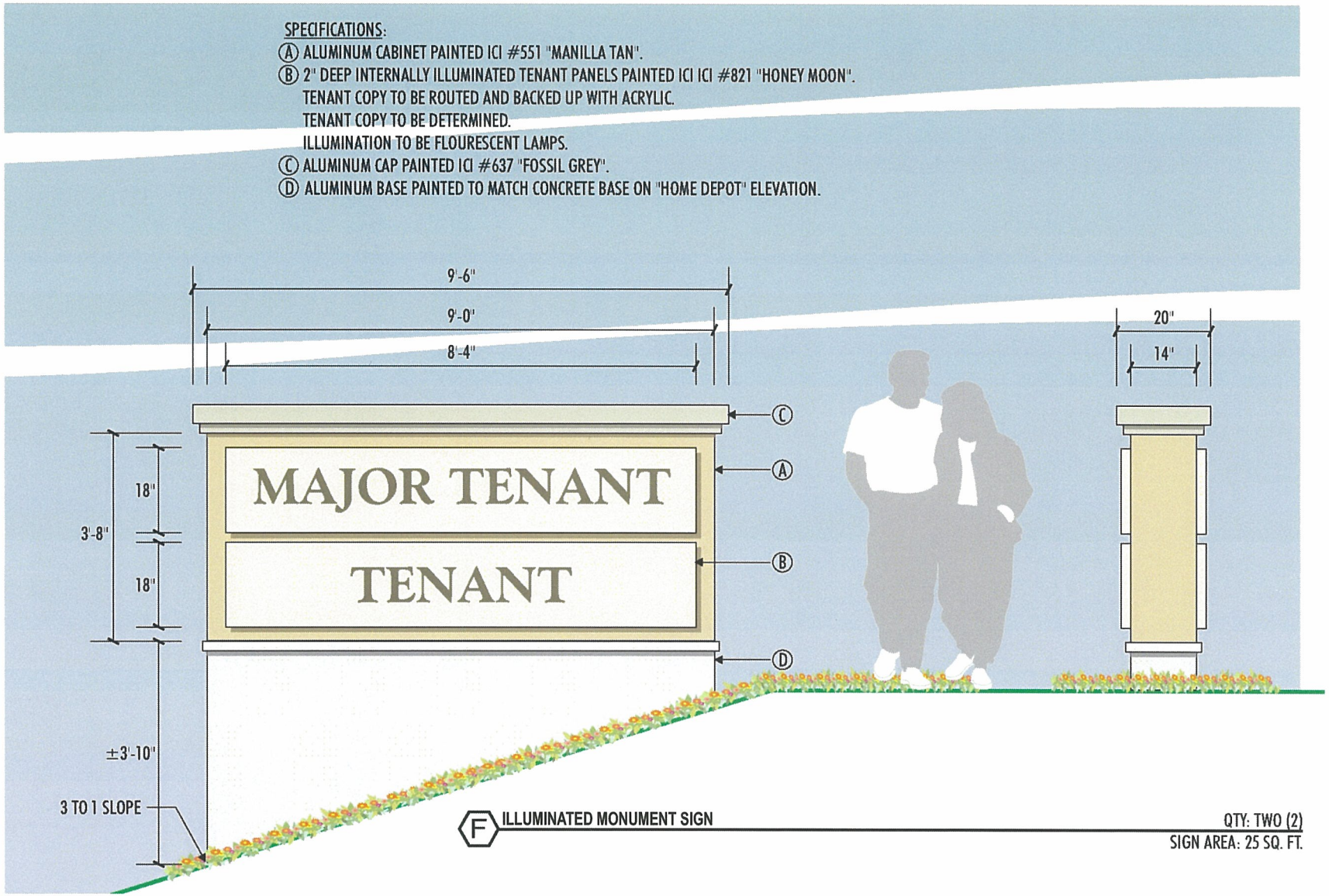


Source: Carter Burgess, November 2005.

NO SCALE

Michael Brandman Associates

Exhibit 4-9
Pylon Sign



Source: Carter Burgess, November 2005.

NORTH NO SCALE

Michael Brandman Associates

06590007 • 01/2006 | 4-10_monument_sign_at_sthwy62.cdr

Exhibit 4-10
Monument Sign at State Highway 62 and Palisade Drive

Anchor Tenant Signs

Anchor tenant signs are proposed at four (4) locations along the building frontage (Exhibit 4-11a). These signs shall conform to the following standard:

Main Anchor Tenant Identification Sign (Sign A)(Exhibit 4-11a) - This sign shall be located above the main building entrance and will feature individual self-contained channel letters, with acrylic faces ('Home Depot Orange') with black returns and trim caps. The sign will be illuminated with orange LED's, and shall conform to the following dimensions:

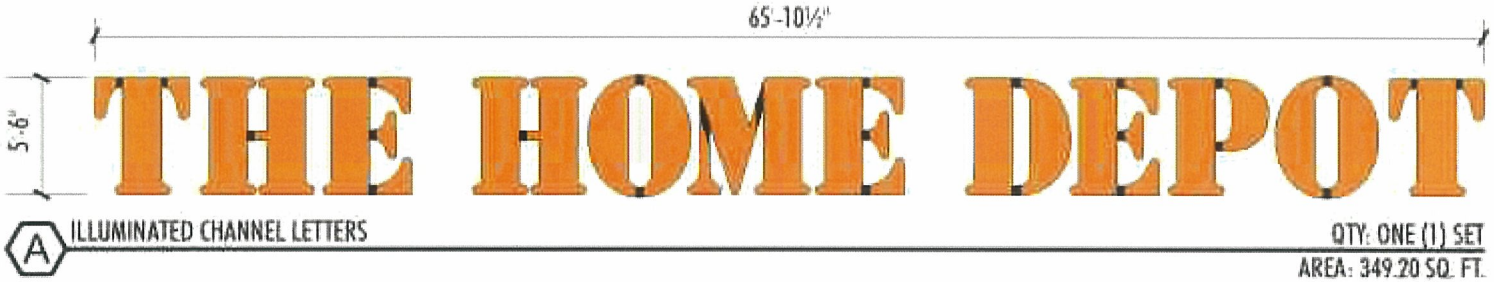
- Sign Width: Not-to-exceed 66'0" (1 ft. per 7'8" of lineal ft. of building frontage)
- Sign Height: Not-to-exceed 5'6"
- Sign Area: Not-to-exceed 363 sq. ft.

Non-Illuminated Panel Sign (Sign B) (Exhibit 4-11b) - This sign shall identify the contractor pick-up location, and shall consist of a non-illuminated panel, with black vinyl copy on white aluminum panel background. The sign will conform to the following dimensions:

- Sign Width: Not-to-exceed 25'6"
- Sign Height: Not-to-exceed 2'0"
- Sign Area: Not-to-exceed 51 sq. ft.

Garden Center Identification Sign (Sign C) (Exhibit 4-11b) - This awning sign shall be located above the garden center entry ('nursery'), and will feature white inset fabric graphics on an orange ('Home Depot Orange') background. The awning is back lit. The sign will conform to the following dimensions:

- Sign Width: Not-to-exceed 14'2"
- Sign Height: Not-to-exceed 2'0"
- Sign Area: Not-to-exceed 28.5 sq. ft.



Source: Carter Burgess, June 2005.

NORTH NO SCALE

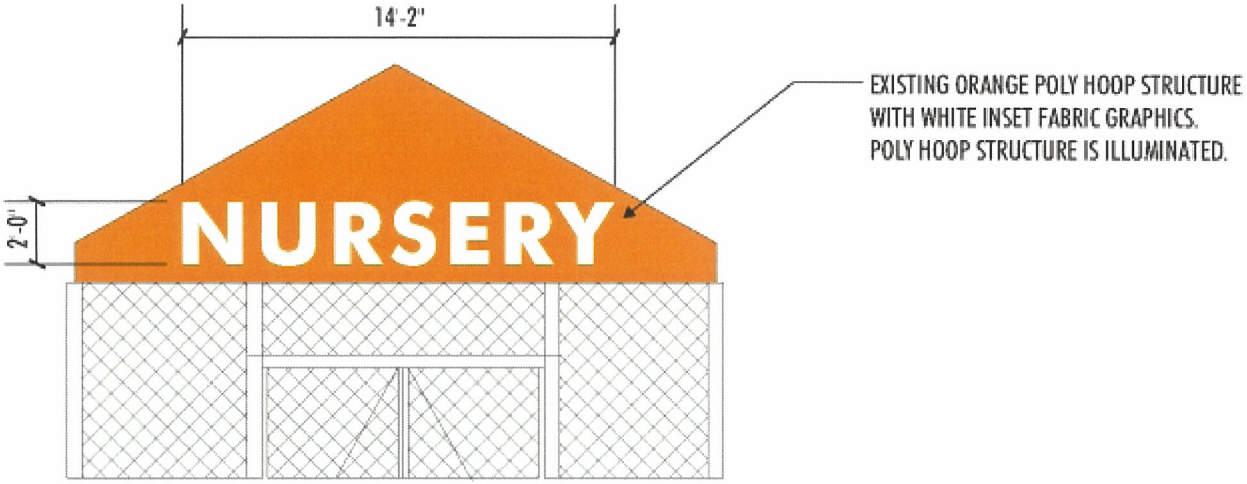
Michael Brandman Associates

06590007 • 07/2005 | 4-11a_anchor_tenant_signs.cdr

Exhibit 4-11a
Anchor Tenant Signs

B NON-ILLUMINATED ALUMINUM PANEL

QTY: ONE (1)
SIGN AREA: 51 SQ. FT.



C ILLUMINATED AWNING

QTY: ONE (1) SET
AREA: 28.33 SQ. FT.

Source: Carter Burgess, June 2005.

NORTH NO SCALE

Michael Brandman Associates

06590007 • 07/2005 | 4-11b_anchor_tenant_signs.cdr

Exhibit 4-11b
Anchor Tenant Signs

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN

D INTERNALLY ILLUMINATED CABINET
SCALE: 1" = 1'-0'

QTY: ONE (1)
AREA: 30 SQ. FT.

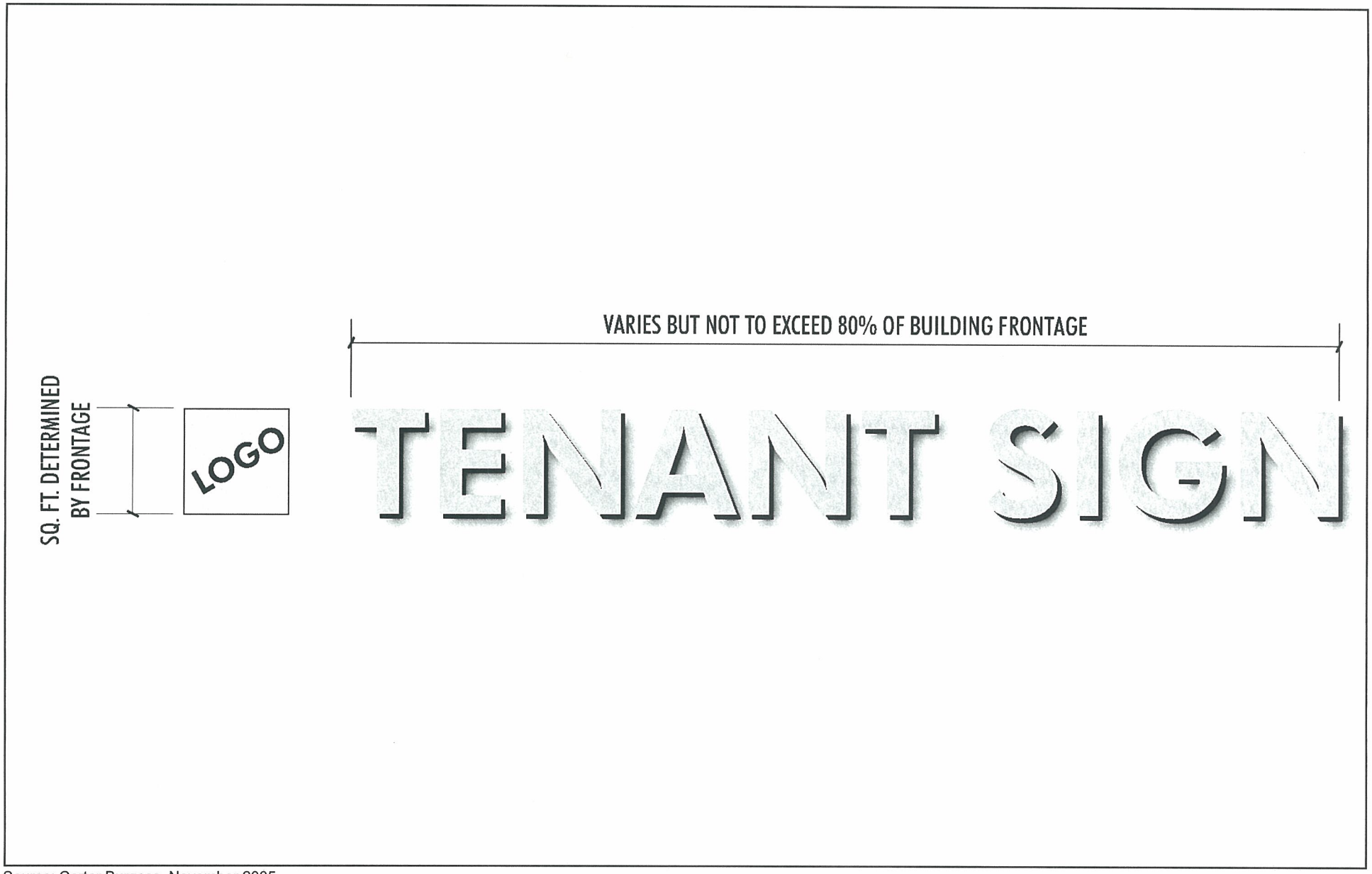
Source: Carter Burgess, June 2005.

NORTH NO SCALE

Michael Brandman Associates

06590007 • 07/2005 | 4-11c_anchor_tenant_signs.cdr

Exhibit 4-11c
Anchor Tenant Signs



Source: Carter Burgess, November 2005.

NORTH NO SCALE

Michael Brandman Associates

06590007 • 11/2005 | 4-11d_tenant_letter_details.cdr

Exhibit 4-11d
Tenant Channel Letter Details

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN

Tool Rental Center Identification Sign (Sign D) (Exhibit 4-11c) - This sign shall be located above the entrance to the rental center, and will consist of an internally illuminated cabinet, with white show-through with black vinyl overlay copy, and orange vinyl sign face overlay. The sign will conform to the following dimensions:

- Sign Width: Not-to-exceed 10'0"
- Sign Height: Not-to-exceed 3'0"
- Sign Area: Not-to-exceed 30 sq. ft.

Major and Pad Tenant Identification Signs

These wall mounted, illuminated channel letter signs will be utilized on the out parcel buildings (M2, S1, S2 and P1). These signs shall conform to the tenant sign specifications and standards depicted in Exhibits 4-12 and 4-11d of this Specific Plan. Final sign locations will be identified by the owner/landlord and shall be subject to administrative approval of the Planning Director. These signs will conform to the following standards.

Wall Signs:

- For each building, four (4) building signs per building frontage oriented towards a street, driveway, or parking area, based on a maximum of one (1) square foot of sign area per one (1) lineal foot of use or occupancy.

Maximum Area for Signs:

- Not to exceed 1 square foot of sign area for every linear foot of building (measured along the building footprint) for each building frontage.

MAJOR & PAD TENANT FRONT ELEVATION

MAXIMUM AREA FOR SIGNS:
1.00 SQ. FT. OF SIGN AREA PER EACH LINEAR FOOT OF LEASED BUILDING FRONTAGE.
WALL SIGNS SHALL NOT OCCUPY MORE THAN 70% OF THE STOREFRONT OR UNIT WIDTH.

*NOTE: MAJOR TENANT BUILDING SIGNAGE MAY BE LARGER PENDING LANDLORD & PLANNING DIRECTOR ADMINISTRATIVE APPROVAL. (TO BE TREATED ON A CASE BY CASE BASIS)

Note: Final Sign Locations to be Determined by Owner/Landlord

Source: Carter Burgess, June 2005.

NORTH NO SCALE

Michael Brandman Associates

06590007 • 07/2005 | 4-12_major_pad_tenant_signs.cdr

Exhibit 4-12
Major and Pad Tenant Signs

General Provisions for Signs

1. No sign shall be installed or constructed until it has been approved by the Planning Director or his designee in accordance with provisions of this Specific Plan.
2. A sign includes all parts, materials, frames, and backgrounds.
3. All signs and their supporting structures shall comply with all local building and electrical codes.
4. The following limitation on temporary signs shall apply: Banners, flags, aerial signs, and other non-exempted temporary signs shall be allowed for a non-renewable period not to exceed thirty (30) days, subject to approval of a temporary sign permit from the Town Design Review committee, if the committee finds that the sign and/or banner complies with the general standards for review above. No more than four (4) temporary sign permits may be issued per business per year. Temporary sign permits should only be issued for grand openings, open houses, or special events, as approved by the Planning Director or his designee.
5. One (1) unlighted real estate sign per frontage, not exceeding 20 square feet in size, pertaining only to the sale, lease, or rental of the particular commercial building or property.
6. One (1) unlighted construction sign per job site, not exceeding 32 square feet containing the name of the project, and the names and addresses of the contractors, architects, engineers, landscape architect, project or leasing agent, financing company or developer.
7. Sign area shall be measured by circumscribing a rectangle around the main body of the sign.

4.5.2 - Lighting

The Home Depot Retail Center Specific Plan shall conform to lighting standards of the Town of Yucca Valley. This includes measures to minimize light pollution which has a detrimental effect on the environment and the enjoyment of the night sky, and measures such as shielding of parking area light fixtures to prevent nuisance spillover effects on surrounding properties.

A Lighting Plan (i.e. Photometric Plan) in conformance with the Town Outdoor Lighting and Night Sky Protection Ordinance (Ordinance No. 90) shall be prepared, to include parking areas and access way lights, external security lights and lighted signage.

General Provisions for Lighting

- Parking areas and access ways - All lighting will be installed as required to conform with the Town's Outdoor Lighting Plan and Night Sky Protection Ordinance - Illuminated with free-

standing light standards with metal halide fixtures. The Home Depot Site has been designed with pole heights, Full Cut Off Light Fixtures, and Shielded Fixtures around the perimeter of the site, to comply with the Town's Outdoor Lighting and Night Sky Protection Ordinance.

- Signage lighting - In conformance with signage specifications and standards.
- Security lighting - For the Home Depot, wall-mounted light fixtures will be located at intervals along the rear and side elevation walls, including the rear loading dock.

SECTION 5:
INFRASTRUCTURE, UTILITIES, AND PUBLIC SERVICES

Infrastructure and services to support Home Depot Retail Center development shall be extended and improved in conjunction with its phased development. Primary infrastructure facilities are described below, along with specific requirements, and shown in Exhibit 5-1.

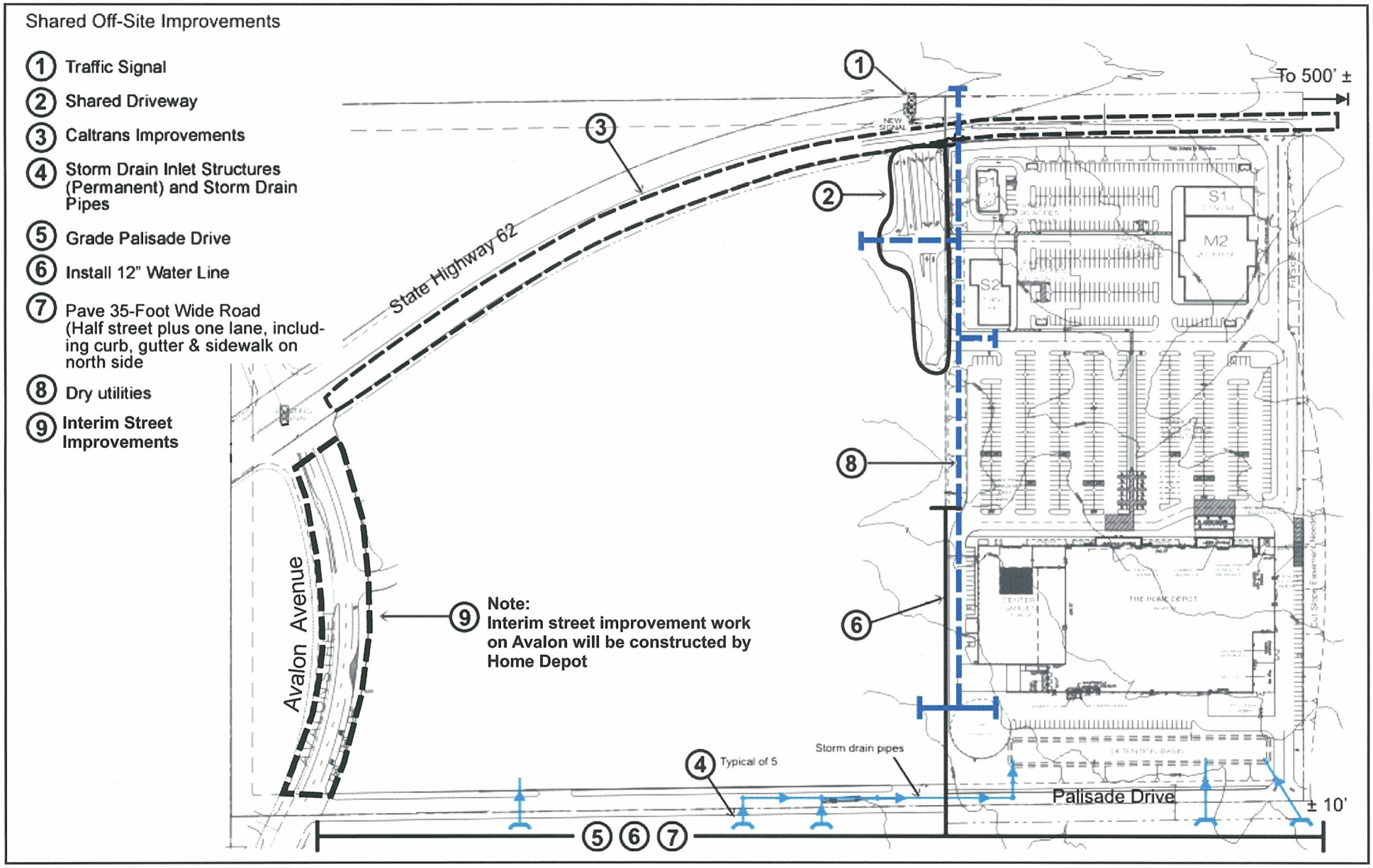
5.1 - CIRCULATION

The Circulation Plan to support the Home Depot Retail Center is depicted in Exhibit 5-2. There are two driveways proposed for the Home Depot Retail Center along State Highway 62, both of which will require approval from Caltrans. The third access driveway is from the extension of Palisade Drive east of Avalon Avenue.

The primary access to the project will be from a new signalized driveway near the northwest property corner at SR-62 and will be constructed in conjunction with the Home Depot Retail Center. This driveway will be a shared access with the proposed Yucca Valley Retail Center which is located immediately to the west of the Home Depot Retail Center and will be funded on a pro-rated basis by both centers. A second access driveway from State Highway 62 will be constructed near the northeast property corner. This driveway will be right-in/right-out only. Truck egress relative to the Home Depot Retail Center will be allowed onto State Highway 62.

The access drive from Palisade Drive east of Avalon Avenue will be left-in/right-out only until Palisade Drive is extended east of the project site (by others) to allow a full access driveway. This access will be used as the primary truck access for deliveries. Palisade Drive east of Avalon Avenue will be constructed as part of The Home Depot Retail Center to be jointly funded by both retail center projects.

Proposed Street Cross Sections along State Highway 62 and Palisade Drive are depicted in Exhibit 5-3. State Highway 62 is designated as a Six-lane Divided Arterial in the Town of Yucca Valley Circulation Plan which requires a 134-foot right-of-way. The ultimate right-of-way width and design specifications for this roadway are shown in Exhibit 5-3. Palisade Drive is a Local Street with an ultimate right-of-way width of 66 feet.



Source: McIntosh and Associates, August 2005.

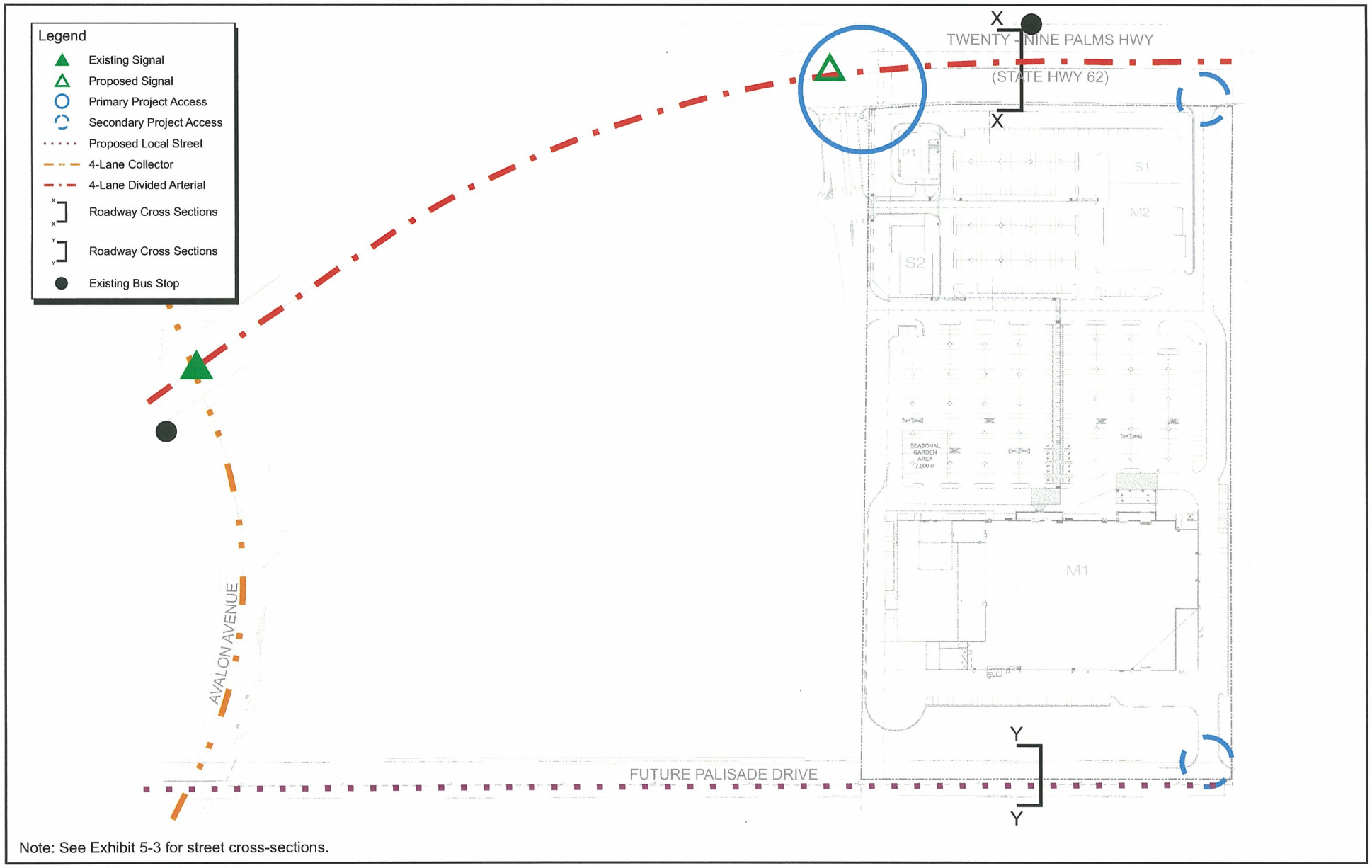
NORTH NOT TO SCALE

Michael Brandman Associates

06590007 • 05/2006 | 5-1_shared_off_site_imp.cdr

Exhibit 5-1
Shared Off-Site Improvements

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN



Note: See Exhibit 5-3 for street cross-sections.

Source: Carter Burgess, May 2005.

NORTH NO SCALE

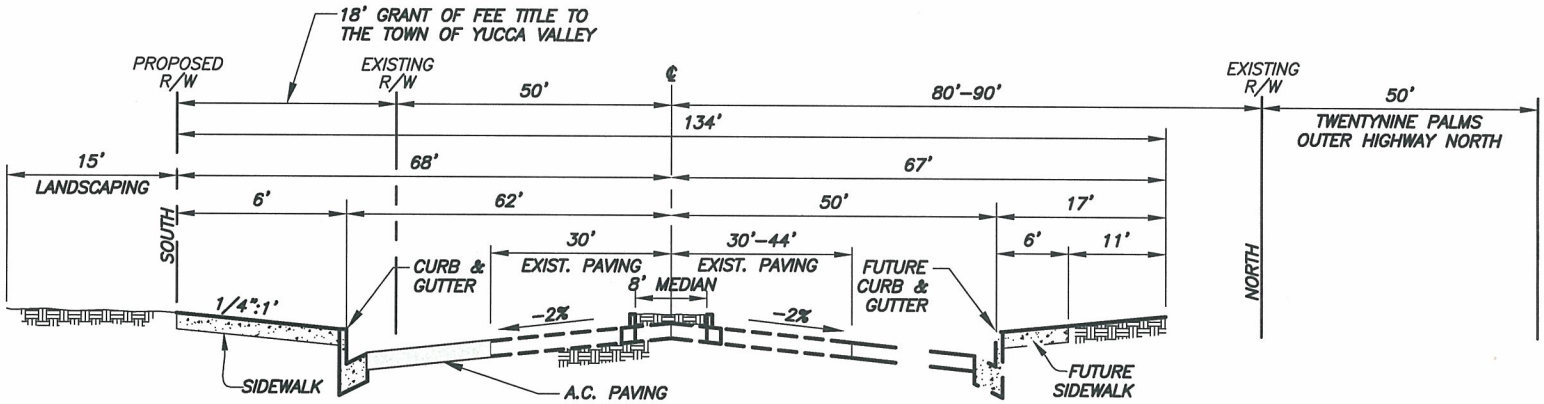
Michael Brandman Associates

06590007 • 07/2005 | 5-2_circulation_plan.cdr

Exhibit 5-2
Circulation Plan

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN

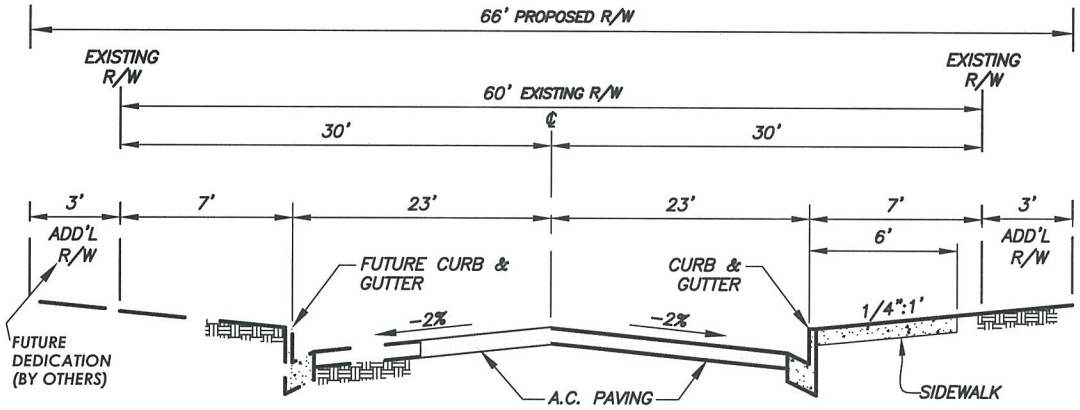
X



TYPICAL SECTION

TWENTYNINE PALMS HIGHWAY

Y



TYPICAL SECTION

PALISADE DRIVE

Note See Exhibit 5-2 for cross-section locations.

Source: Warner Engineering, September 2005.

NORTH NO SCALE

Michael Brandman Associates

06590007 • 11/2005 | 5-3_cross_sections.cdr

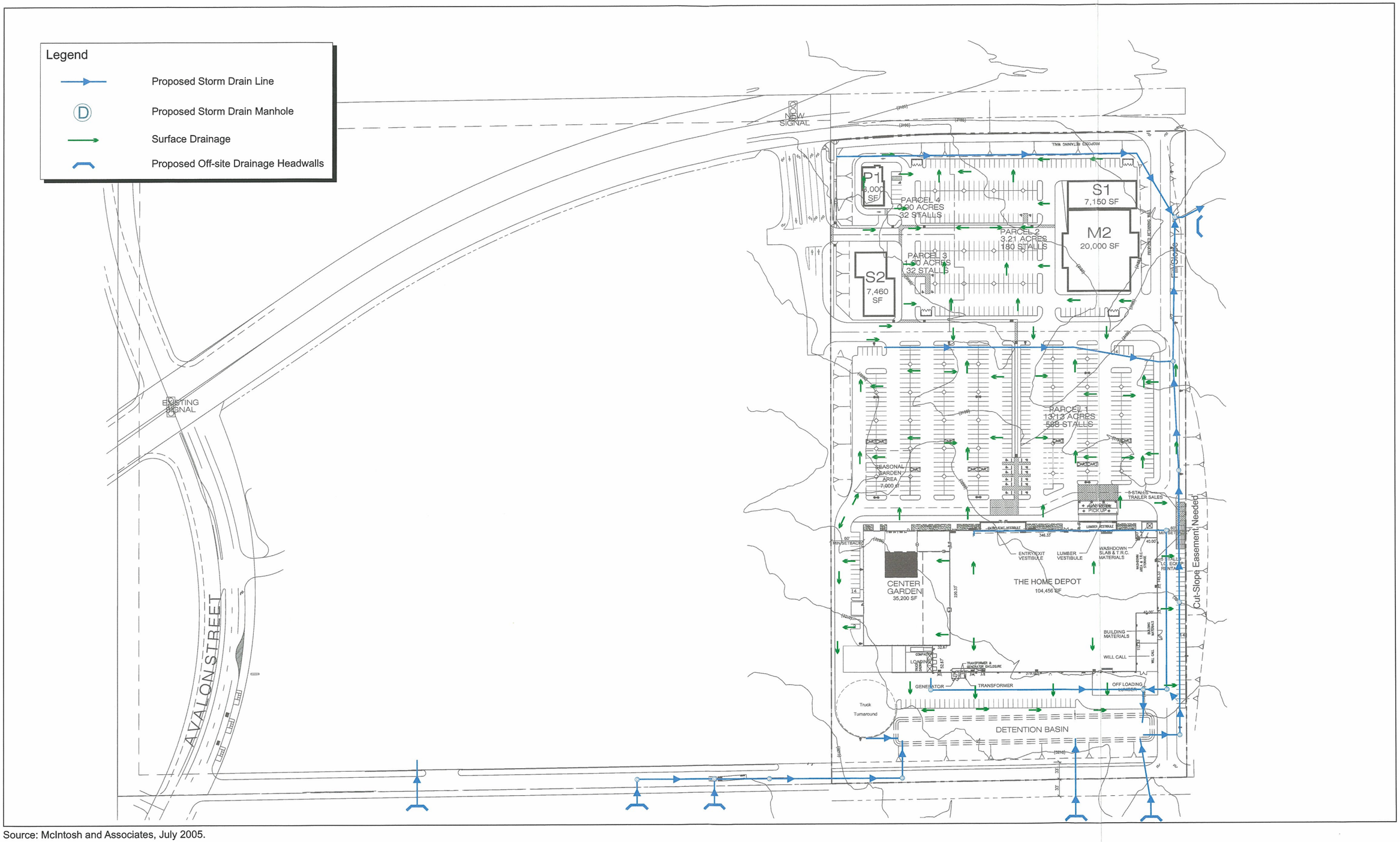
Exhibit 5-3
Street Cross Sections

The Home Depot Retail Center will also be responsible for the improvement of Avalon Avenue from SR 62 southerly to Palisade Drive. These improvements are primarily for the Yucca Valley Retail Center, but will be completed as part of the Home Depot project. Avalon Avenue is designated to have an ultimate right-of-way width of 80 feet, but will be constructed to provide 96 feet in order to provide a four-lane facility with left turn pockets and acceleration/deceleration lanes for the full access, unsignalized driveway approximately midway between State Highway 62 and Palisade Drive.

5.2 - DRAINAGE

Home Depot will construct a detention basin (approximately 480'L x 55'W x 8'D) along the southerly boundary, as shown in Exhibit 5-4. This basin will collect and detain rooftop water runoff from the Home Depot building as well as surface water runoff from the paved area behind the Home Depot building. This basin will also collect and detain surface water runoff from the properties adjacent to the south and southwest of the Home Depot site. A discharge pipe and an outlet structure will be constructed along the east boundary to drain from the basin and release the water at its natural low point located northeasterly. The basin will be designed so that the amount of water released will be equal for post development and pre-development conditions. In addition, a private storm drain will be constructed near the northwest corner of Parcel 4 and will be constructed as part of Phase I by the Home Depot. It will be designed to collect surface flows from the out parcels and will convey surface water flows to an underground drainage pipe to discharge storm water near the eastern boundary of the project site at the natural low point.

Public water service is provided by High Desert Water District. Water service to the plan area will be provided with a connection to the 12" public water line in Avalon Road, and extension of a public water line along the alignment of future Palisade Drive and northerly onto the Home Depot site near the westerly property line to serve both the Home Depot and the outparcels (Exhibit 5-5). These extensions will be constructed by Home Depot and dedicated to the Water District. A portion of the public water line (from Avalon to the westerly project boundary) may be constructed on the Yucca Valley Retail Center property to the west to serve the Yucca Valley Project. The extension of the water line along Palisade Avenue northerly along the westerly property line of the Home Depot Site will be funded on a pro-rated basis by the Home Depot Retail Center and the Yucca Valley Retail Center. There will be private waterlines within the site to provide service to the Home Depot and outparcel buildings.



Source: McIntosh and Associates, July 2005.

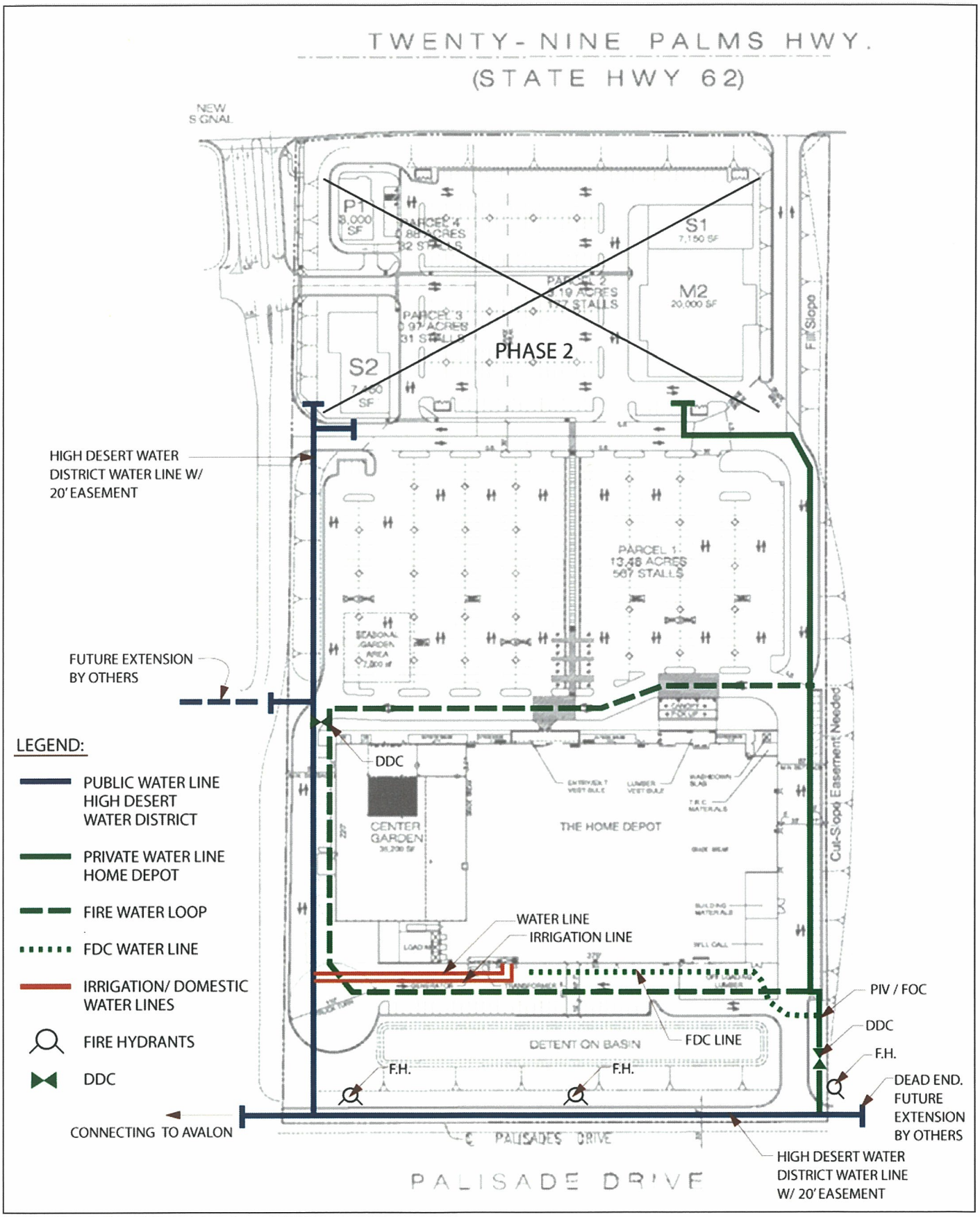
NORTH NOT TO SCALE

Michael Brandman Associates

06590007 • 01/2006 | 5-4_drainage_plan.cdr

Exhibit 5-4
Drainage Plan

HOME DEPOT RETAIL CENTER • DRAFT SPECIFIC PLAN

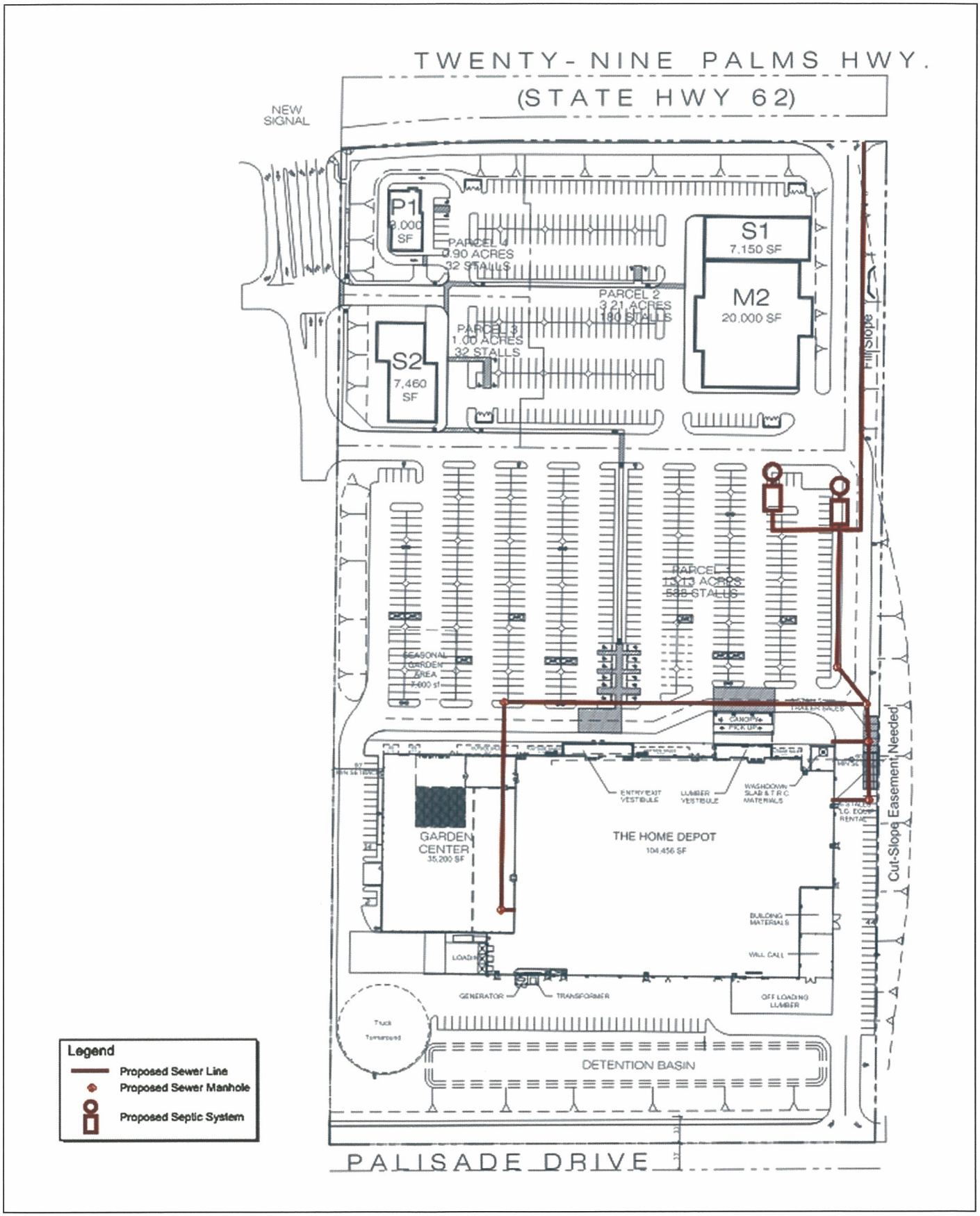


Source: McIntosh and Associates, August 2005.

NO SCALE

Michael Brandman Associates

Exhibit 5-5
Water System

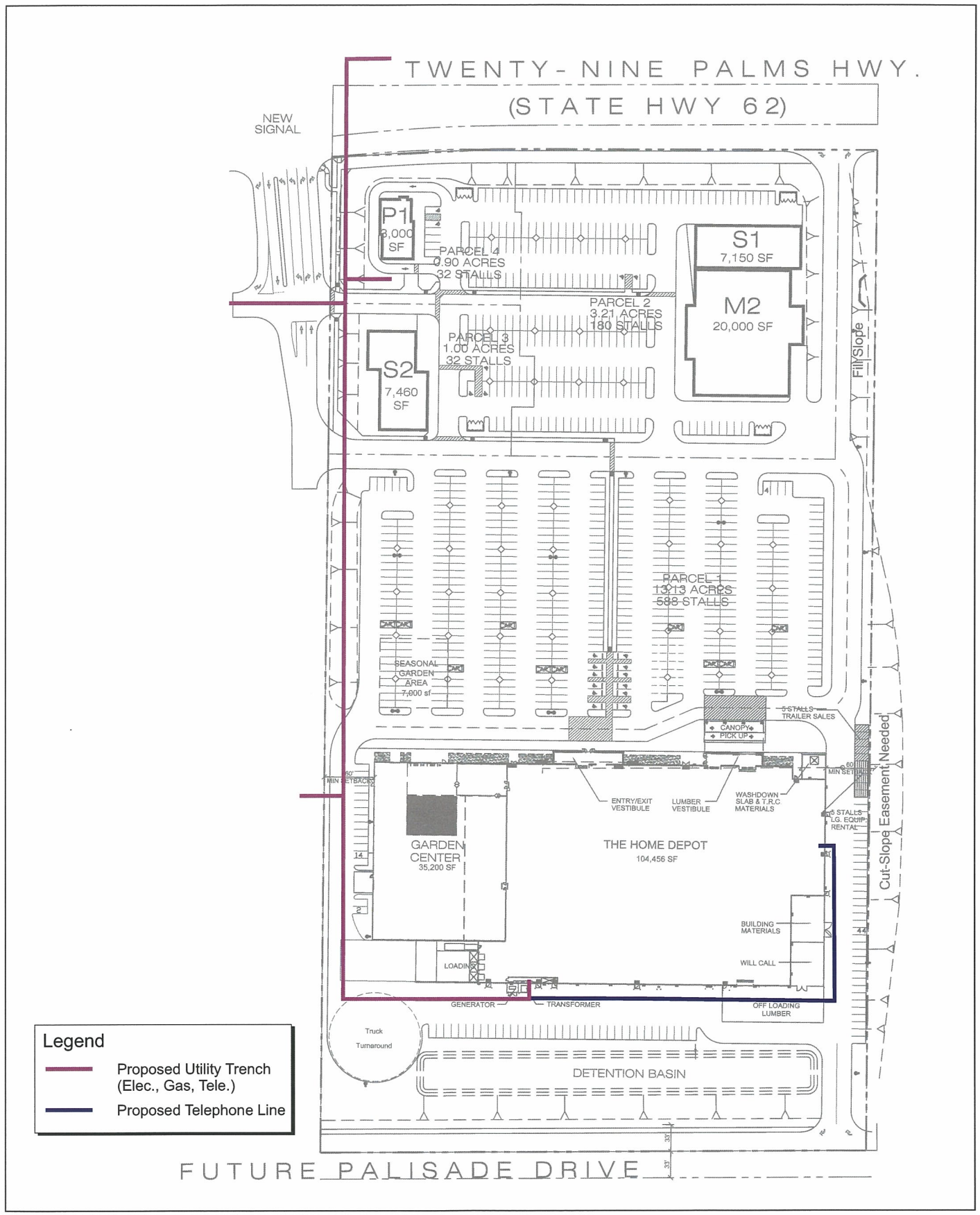


Source: McIntosh and Associates, July 2005.

NO SCALE

Michael Brandman Associates

Exhibit 5-6
Wastewater System



Source: McIntosh and Associates, August 2005.

NO SCALE

Michael Brandman Associates

Exhibit 5-7
Dry Utilities

5.6.3 All utility lines serving the project area shall be placed underground by the developer as a condition of approval of building permits.

5.6.4 Adequate water for estimated domestic consumption and for fire flow requirements, as determined by San Bernardino County Fire Department, shall be provided by the developer.

5.6.5 Development of the project area shall comply with all requirements of the San Bernardino County Fire Department in providing adequate fire flow, number and location of hydrants, building clearances, and street and driveway/aisle turning radii for access.

5.6.6 The developer shall review with the Police Department the nature and design of the development, and types of security measures to be implemented.

SECTION 6:
IMPLEMENTATION AND ADMINISTRATION

6.1 - FINANCING AND PHASING OF DEVELOPMENT

The Home Depot Retail Center is a self-supporting commercial project with individual owners/developers responsible for on and offsite improvements necessary to support development of the project.

Development of the plan area will occur in two phases, generally as follows:

Phase 1:

- Rough Grading of the entire 18.97-acre site and building pads
- Precise grading of the Home Depot building pad (Parcel 1) and driveways onto State Highway 62 and Palisade Drive
- Prior to certificate of occupancy for each building, the project proponent shall install dry sewers to each building within the project to the satisfaction of the High Desert Water District.
- Installation of onsite septic system and dry lines for future connection
- Provision of dry utilities (gas, electric, telephone)
- Access from State Highway 62 (Driveways and traffic signal)
- Construction of the Home Depot/Garden Center and required parking area (Parcel 1)
- Construction of secondary drives onto State Highway 62 and Palisade Drive
- Landscaping within the Home Depot parking lot and all landscaping along the north, south, east and west boundaries of the site (including landscaping between the entry drive and out-Parcels P2 and S2) will be installed.
- The applicant shall install all required water and sewer systems necessary to serve the project.
- Palisade Drive extension and improvements funded according to Section 1.3
- Off-Site Improvements depicted on Exhibit 5-1.

Phase 2: (By Others)

- Precise Grading and pad preparation for outparcel buildings S1, M2, S2, P1
- Construction of outparcel buildings S1, M2, S2, P1 on Parcels 2, 3 and 4
- Wet and dry utility connection (Parcels 2, 3 and 4)
- Landscape (remainder parking area and corners in Parcels 2, 3 and 4)
- On-site septic system to serve outparcel buildings

6.2 - APPLICATION PROCESSING

Following is a summary of the application requirements for the Home Depot Retail Center Specific Plan and individual projects within the Specific Plan. This section summarizes the processing procedures and is not intended to replace the Development Code or other ordinance requirements of the Town of Yucca Valley except where noted herein.

The Town of Yucca Valley has adopted and amended the County of San Bernardino's Development Code (Articles 1-6) General Procedures. The Development Code uses five procedures to review all types of development applications: Public Hearing, Design Review, Administrative Review, Staff Review with Notice, and Staff Review without Notice.

Overview of Applications and Meeting Requirements

Approval of a Specific Plan, Conditional Use Permit (CUP), Site Plan, and Subdivisions each require a discretionary action at public hearings before the Planning Commission and Yucca Valley Town Council. Applications are first reviewed by Staff. Then they are set for review by the Development Review Committee (DRC) and, in some cases, forwarded to the Traffic Advisory Committee (TAC). The recommendations of the DRC and TAC are forwarded to the Planning Commission and Town Council for final approval. Applications for Specific Plan, CUP and Site Plans can be considered concurrently; however, separate and distinct development applications must be made and the appropriate fees paid for each type of action requested. In addition, an Environmental Application must be made with each project. A Parcel Map for the subdivision of land would be submitted to the Town Engineer preceding final approval of the other discretionary applications for the project with the appropriate fees. Generally, the application process would require a minimum of eight weeks. Most applications require longer timeframes.

Specific Plan

Ordinance 87 (February 19, 1998, Yucca Valley Town Council) established Article 13 for Specific Plans in the Town of Yucca Valley. The purposes of this ordinance are:

- To facilitate implementation of the General Plan by establishing procedures for adoption, maintenance and administration of Specific Plans per Sections 65450, et seq., of the California Government Code; and,
- To provide a framework for future development which encourages flexibility and creativity in design, efficient use of resources, infrastructure planning, conservation of open space, and development of various types of housing and living environments for the Town of Yucca Valley.

Where a Specific Plan is not consistent with the General Plan, appropriate General Plan amendments must be considered concurrently with the Specific Plan.

An adopted specific plan supersedes the town zoning, as shown on the Zoning District Map and in the Town Zoning Ordinance (Ordinance No. 79), for the site area included in the proposed land use plan of the Specific Plan.

All other provisions of the Town Development Code, which are applicable to the site, shall apply unless identified in the Specific Plan.

Division of Land Procedures (Subdivision Map Act)

Implementation of the Specific Plan would require the subdivision of land with a Parcel Map pursuant to California Government Code, Title 7, Division 2, Subdivision Map Act, and Chapter 4 of the Town of Yucca Valley Development Code. When the subdivision of land is associated with the Specific Plan, a public hearing is required for the approval of subdivisions.

Site Plan Review (Article 12): Individual projects may be considered under the Town Site Plan Review procedures if they are conforming to the appropriate criteria of the Development Code. Staff determines whether Site Plan Review is appropriate during the Pre-Application process. A Site Plan Review Application is submitted with a letter of explanation for the proposed uses. The application is accompanied by the site plan and appropriate fees. Site Plan Review applications must be reviewed by the Planning Commission or the Director of Community Development. The recommendations of the DRC and TAC are forwarded to the Planning Commission for their consideration.

Conditional Use Permit (Article 1): A Conditional Use Permit (CUP) is required for specific uses listed in the land use districts of the Development Code. A CUP may be needed for new development and/or expansion, alteration and/or disturbance of land associated with an existing commercial, industrial, institutional or multiple residential site pursuant to the criteria of the Development Code. Additionally, the conversion of non-conforming land uses is subject to CUP requirements. A CUP is required for Specific Plan uses listed in Section 3.2.3 herein. The Town Staff would determine the need for a Conditional Use Permit during the Pre-Application process.

Temporary Uses: The Development Code allows for temporary or seasonal uses subject to review and approval of the Planning Director. These types of uses require a Temporary Use Permit

Application to be submitted to the Community Development Department along with a site plan and application fees.

Appeals: Appeals can be made to the Town Council within ten days of any action. An Appeal Application must be submitted to the Community Development Department with the applicable fees.

6.3 - SPECIFIC PLAN AMENDMENTS

The Town of Yucca Valley Community Development Director shall be responsible for administering the provisions of The Home Depot Retail Center Specific Plan in accordance with the provisions of this Specific Plan, the State of California Government Code, Subdivision Map Act, and the Town of Yucca Valley General Plan and Development Code.

The Specific Plan may be amended per Section 83.0301335 of the Town Development Code.

Minor Amendments

Minor amendments include simple modifications to text or graphics that do not change the meaning, intent, or are contrary to any provision of the Specific Plan. Minor modifications may be accomplished administratively by the Director of Community Development and are appealable to the Planning Commission and Town Council.

Major Amendments

Major modifications are amendments to exhibits or text that are intended to change the intent, development standards or other significant provisions of the Specific Plan. Major modifications require a Specific Plan Amendment and approval by the Planning Commission and Town Council in accordance with requirements of Section 83.0301335 of the Development Code (Specific Plans).

Interpretations

Interpretations of the provisions of this Specific Plan are subject to Section 83.0301350 of the Development Code, except as follows:

- When there is a question or ambiguity regarding the interpretation of any provision of this Specific Plan, the Director of Community Development has the authority to interpret the intent of such provision.

- The Director of Community Development may, at his/her discretion, refer interpretations to the Planning Commission for its consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation.
- All interpretation made by the Director of Community Development may be appealed by the Planning Commission in accordance with the appeal procedures set forth in the Development Code.

Appendix A: Property Legal Description

Appendix B: General Plan Consistency

RELATIONSHIP TO TOWN OF YUCCA VALLEY GENERAL PLAN

California Government Code Section 65302 establishes seven (7) mandatory elements of the General Plan: Land Use, Circulation, Housing, Conservation, Open Space, Safety, and Noise. All of the mandated elements are found within the Yucca Valley Comprehensive General Plan, which integrates the mandatory and discretionary elements into five (5) major chapters, organized to reflect compliance with State requirements that the General Plan be internally consistent, comprising an integrated and compatible statement of policies for the Town.

The Town of Yucca Valley Comprehensive General Plan provides for the creation of Specific Plans consistent with provisions of California Government Code Section 65455.

Specific Plans are required for lands designated with the Specific Plan overlay on the Town Land Use Map. As indicated in the General Plan, "Specific Plans often provide detailed design and analysis of complex mixed-use projects, and indicate precise land use locations and designs. In addition, the Specific Plan "...must also be consistent with all facets of the General Plan and, in turn, zoning, subdivision, and public works projects must be consistent with an existing Specific Plan" (General Plan, page II-4).

The Home Depot Retail Center Specific Plan, as stated above, is required to be consistent with all elements of the Town General Plan and will refine the policies contained in the General Plan for application to the Specific Plan area. The relationship of the Specific Plan to applicable goals in the General Plan is described in this section.

COMMUNITY DEVELOPMENT CHAPTER

Land Use

Goal 1: A balanced mix of functionally integrated land uses which meet general social and economic needs of the community through compatible and harmonious land use and zoning designations.

Goal 2: A well-rounded community of desirable neighborhoods, a strong employment base and a variety of community facilities.

Commercial

Goal: A full range of commercial land uses conveniently and appropriately distributed throughout the Town, meeting the community's needs and taking full advantage of emerging development and economic opportunities.

Economic Development

Goal 1: A broadly based, healthy and balanced economy that provides a full range of economic and employment opportunities.

Goal 2: Continued growth which assures the maintenance of a revenue base adequate to support present and future public services and facilities needs.

Response: The Home Depot Retail Center Specific Plan reflects a commercial-retail center that is consistent with the General Plan land use and zoning designations for the site. These designations are established by the Town with the intent of implementing an appropriate balance and mix of compatible uses within the Town. The proposed retail use will be a major employer within the community, will broaden the range of retail opportunities available, and will fill a clear community need for a major home improvement center that is accessible to Town residents. The Home Depot Retail Center will contribute retail sales tax revenues to support Town services and facilities, and will promote the fiscal health of the community.

Public Facilities

Goal: Maintenance of logical expansion of public services and facilities ensuring that they meet the needs of existing and future residents, businesses, and visitors of the Town.

Circulation

Goal: A circulation network that efficiently, safely, and economically moves people, emergency vehicles, vehicles and goods using transportation facilities that meet the current demands and projected needs of the Town, while maintaining and protecting its rural residential character.

Response: The proposed commercial-retail center will contribute revenues to support public services and facilities. Utilities, access roadways, and other infrastructure will be extended in an orderly manner to the plan area to support the proposed uses, consistent with Specific Plan infrastructure plans. Safe and efficient access will be provided consistent with Town standards.

Open Space and Conservation

Goal 1: Conservation, management, and designation of open space areas to protect environmental resources, guard against environmental hazards, and provide enhanced recreational opportunities and aesthetic character for the Town.

Goal 2: Land use patterns which preserve the Town's rural atmosphere, including scenic resources such a hillsides, ridgelines, waterways, and native desert wildlife communities.

Community Design

Goal: An integrated, coherent, and flexible set of principles that direct community judgment on land use, environmental, ecological, economic, aesthetic and spiritual values and aspirations of the Town of Yucca Valley.

Scenic Highways

Goal: Preservation and enhancement of natural scenic resources associated with major roadway viewsheds and open space corridors, as essential assets reflecting the community's image and character.

Response: The plan area is gently sloping terrain of the valley floor and does not include unique environmental or scenic resources. Retention of significant natural open space within the site to promote recreation or resource protection objectives would be inconsistent with the designation and intended purpose of the site as a commercial retail center. Nevertheless, site design will create limited opportunities to include protected native plant species (e.g. Joshua trees) within created open space islands, consistent with Town policies and the native plant protection ordinance. Views of valley hillsides that form a southerly backdrop to the plan area will be available through the site from adjacent State Highway 62, a scenic highway. The Specific Plan Landscape Concept Plan includes landscape elements along the State Highway 62 edge that complement scenic highway objectives. The planned commercial retail center will include selected design elements that complement the desired 'desert southwestern' Town character, as reflected in the General Plan and Town of Yucca Valley Commercial Design Guidelines.

ENVIRONMENTAL RESOURCES CHAPTER

Biological Resources

Goal: Protect and preserve the Town's biological resources, especially those sensitive, rare, threatened and endangered species of plants and wildlife and their habitats, and a functional, harmonious relationship and balance between nature and human development.

Open Space and Conservation

Goal 1: Conservation, preservation and management of open space areas and protection of environmental resources and threatened animal species, protection against environmental hazards, and provision of enhanced recreational opportunities, and scenic qualities of the Town.

Goal 2: Preservation of the Town's rural atmosphere, including maintenance of natural and scenic resources.

Response: A complete Environmental Impact Report (EIR) has been prepared to address Specific Plan impacts on biological resources, environmental hazards and scenic resources. Measures to reduce any significant effects consistent with the General Plan resource protection goals has been identified in the EIR and implemented through the Specific Plan. The plan area is gently sloping terrain of the valley floor and does not include unique environmental or scenic resources. Retention of significant natural open space within the site to promote recreation or resource protection objectives would be inconsistent with the designation and intended purpose of the site as a commercial retail center. Nevertheless, site design will create some opportunities to include protected native plant species (e.g. Joshua trees) within created open space islands, consistent with Town policies and the native plant protection ordinance. The proposed Landscape Concept Plan incorporates many native plant species in the proposed design. Views of valley hillsides that form a southerly backdrop to the plan area will be available through the site from adjacent State Highway 62, a scenic highway.

ENVIRONMENTAL HAZARDS CHAPTER

Seismic Safety

Goal: Minimized vulnerability to, and maximized protection of, the general health, safety, and welfare of the community from the effects of seismic hazards that may impact lives, property, and economic well-being of the community.

Slopes, Sediment Control and Soil Conservation

Goal 1: Protection of public health, safety, and welfare from hazards associated with steep or unstable slopes and areas subject to erosion and associated hazards.

Goal 2: Conservation of soil, protection of hillsides and mountains as valuable scenic resources, and limitation of erosion debris on streets and in drainage channels and in habitats.

Response: The plan area features gently sloping terrain of the valley floor and does not present any unique geologic or soil limitations to the proposed commercial retail development. Development will proceed in conformance with the Uniform Building Code and local codes established to protect the

public from geologic, soil and seismic hazards. Construction phase best management practices (BMPs) to prevent erosion and sedimentation impacts to streets and drainage channels will be implemented, consistent with State and local permit requirements.

PUBLIC SERVICES AND FACILITIES CHAPTER

Emergency Preparedness

Goal: Provision of a thoroughly coordinated, responsive and effective emergency preparedness implementation plan in the Town of Yucca Valley, assuring a high degree of readiness to respond to natural and man-made disasters in a manner that maximizes Town, County, State and Federal response capabilities.

Response: The Specific Plan circulation plan includes adequate site access, and safe ingress and egress consistent with Town standards and emergency response plans.

Appendix C: Joshua Tree Survey and Salvage Plan

Michael Brandman Associates

ENVIRONMENTAL SERVICES • PLANNING • NATURAL RESOURCES MANAGEMENT

August 2, 2005

Shane Stueckle, Deputy Town Manager
Town of Yucca Valley
58928 Business Center Drive
Yucca Valley, CA 92284

SUBJECT: Results of Joshua Tree Survey for Proposed Home Depot Site in Yucca Valley, California

Dear Mr. Stueckle:

At your request, Michael Brandman Associates (MBA) has prepared this letter report to document the results of our native desert plant survey for the proposed Home Depot site in Yucca Valley, California.

Project Location and Description

The project site includes approximately 29.3 acres of undeveloped land located on the eastern boundary of the Town of Yucca Valley, within the County of San Bernardino, California (Exhibit 1). The project site is bound on the north by Hwy 62 (Twentynine Palms Highway) and on the west by Avalon Avenue (Exhibit 2). The site is located in Section 32, Township 1 North, and Range 6 East of the Yucca Valley North 7.5 minute U.S. Geological Survey (USGS) quadrangle map.

It is our understanding that the proposed project would include a Home Depot home improvement center and garden center, as well as three (3) smaller retail stores and a restaurant and associated parking. Additionally, offsite improvements include an eastern extension of Palisade Drive, which would be adjacent to the southern portion of the project site, and other roadway and utility improvements (Exhibit 3).

Regulatory Framework

The Town of Yucca Valley General Plan recognizes the Joshua tree as a symbol of the Mojave Desert and Chapter 1, Desert Native Plant Protection, of Town Ordinance No. 140, the Plant Protection and Management Ordinance, aims to preserve and protect native plants unique to Yucca Valley. Plants protected by the Ordinance include all species of mesquites (*Prosopis* spp.), yuccas (*Yucca* spp.), creosote rings (10 feet or greater in diameter), Joshua trees (*Yucca brevifolia*), California juniper (*Juniperus californica*), desert willow (*Chilopsis linearis*), pinon pine (*Pinus monophyll*), Palo Verde (*Cercidium* spp.), and manzanita (*Arctostaphylos* spp.). The Ordinance states that protected desert native plants shall not be removed except under a permit issued by the Community Development Director. Prior to the issuance of a native tree or plant removal permit, a plot plan shall be approved by the Community Development Department indicating exactly which trees or plants are authorized to be removed or relocated. In the event that it is found to be unreasonable to maintain a Joshua tree in its original place, translocation onsite is one option, or the Town has established an adoption program to allow for members of the public to adopt Joshua trees.

Bakersfield 661.334.2755 • Irvine 714.508.4100 • Sacramento 916.296.4857 • San Bernardino 909.884.2255 • San Ramon 925.830.2733 • Santa Cruz 831.262.1731 • San Diego 619.823.4937 • Visalia 559.739.0400

www.brandman.com e-mail: mba@brandman.com

Field Survey Methods

MBA biologists conducted a field survey during three visits to the project site: May 24 and 25, and June 7, 2005. The entire site was walked on foot, and all protected native desert plants within the project site and in the project impact area were documented. Aerial photographs, as well as GPS units (Magellan Platinum), were used for reference while conducting the survey.

Due to the prevalence of Joshua trees within the project site, the survey focused on documenting the potential for individual Joshua trees to be translocated. Based on accepted protocol[1], the following guidelines were used to assess if a tree was suitable for translocation:

- The tree's fork was 6 feet high or less;
- The tree had less than 6 branches;
- The tree's canopy was less than 4 feet in width;
- The branches were not widely spreading; and
- The trees were not leaning (generally defined as less than a 45 degree angle to the ground).

These guidelines are general and the potential for trees to be translocated was determined based on an individual basis, taking into account the apparent health and shape of each tree. Data recorded included the diameter at breast height (DBH), height to the first fork, overall height of the tree, crown diameter, number of branches, and suitability for translocation. Due to time constraints, not all data fields were recorded for all trees. In general, data was recorded for trees that were determined to not be suitable for translocation in order to document the reason for exclusion. Trees were tagged with round aluminum tags. Tags were numbered from 1 to 300 and were nailed onto the north side of the tree. Young trees could not be tagged due to the lack of bark. A GPS coordinate was taken for these trees and they were named beginning with the letters JT.

Existing Conditions

The proposed project site is a vacant lot with surrounding land uses including undeveloped land to the south, retail to the east and west, and residential development to the north. The site is relatively flat at an elevation of approximately 3,200 feet above mean sea level. It is dominated by Joshua trees and creosote bush (*Larrea tridentate*).

Results

The only species present within the project site that is protected by the Plant Protection and Management Ordinance is the Joshua tree. A total of 307 Joshua trees were tagged, with 235 mapped within the proposed project site impact area (Exhibit 4). Of these 307 Joshua trees, 69 were determined to be unlikely to survive after translocation, leaving 166 with a potential to be translocated successfully. The trees range from 5 to 23 feet in height, with an average height of approximately 12 feet (data for 176 trees). The DBH ranged from 6 inches to 12 inches with an average of 9.6 inches (data for 62 trees) (see Attachment 1, Data).

Recommendations

A Joshua tree salvage plan will be written prior to issuance of a grading permit. The plan will detail methods for removal, storage, transplantation, and maintenance of the Joshua trees. The project proposes

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[1] Personal Communication, Paul Kielhold

to use approximately 150 Joshua trees in its landscape plan. The trees that will be used on the project site will be stored separately. The remaining trees that are removed successfully will be made available for adoption pursuant to the Town's Joshua tree adoption program.

Final Conclusions

A native desert plant survey, consistent with the Town's Ordinance No. 140 was conducted for the proposed Home Depot Center site in Yucca Valley. Joshua tree is the only species protected by the ordinance present within the project site. Approximately 166 Joshua trees will be salvaged with approximately 150 trees utilized on site as part of the project's landscape plan. The remaining plants will be made available for adoption pursuant to the Town's native desert plant adoption program. A conservative approach was taken when determining if a tree could be salvaged and MBA makes no guarantees as to the likelihood of successful translocation for trees marked as salvageable.

Please feel free to call me at (909) 884-2255 if you have any questions concerning the information provided in this report. We look forward to continuing to assist you with work on this and other sites.

Sincerely,

Linda Archer, Project Biologist
Michael Brandman Associates
621 E. Carnegie Drive, Suite 100
San Bernardino, CA 92408

Attachments: Exhibit 1: Regional Vicinity Map
Exhibit 2: Local Vicinity Map
Exhibit 3: Site Plan
Exhibit 4: Joshua Tree Survey
Attachment 1: Joshua Tree Data
Attachment 2: Site Photos

LMA:sep
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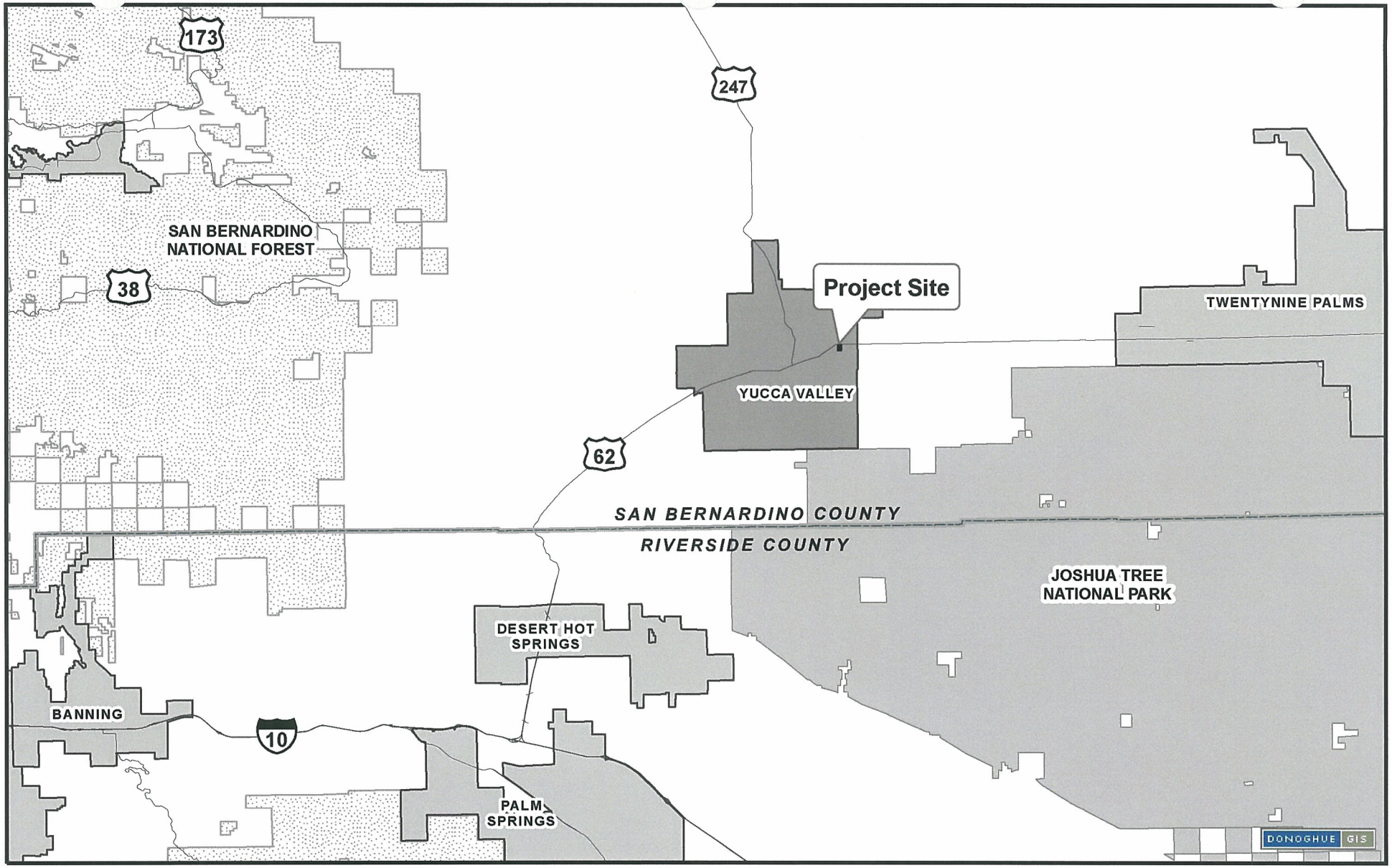


Data Sources: Riverside County, San Bernardino County

Michael Brandman Associates

NORTH

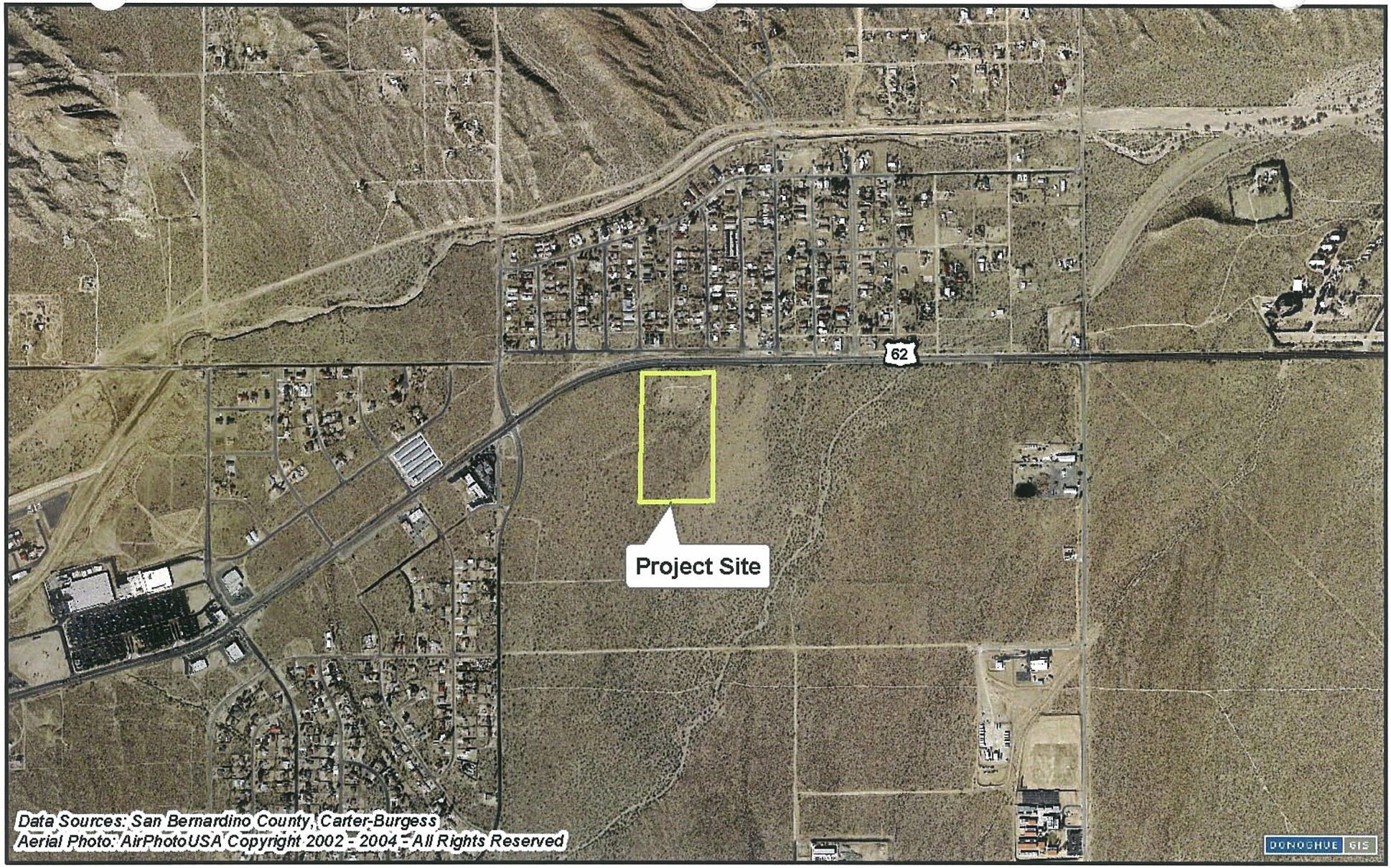
0 5 10 Miles

Major Roads
County Line
Project Site
Yucca Valley
City Boundaries
Joshua Tree National Park
San Bernardino National Forest

Exhibit 1
Regional Vicinity Map

27900001 | Ex1_Regional.mxd | 07-21-2005

HOME DEPOT JOSHUA TREE SURVEY - YUCCA VALLEY, CA



Michael Brandman Associates

NORTH

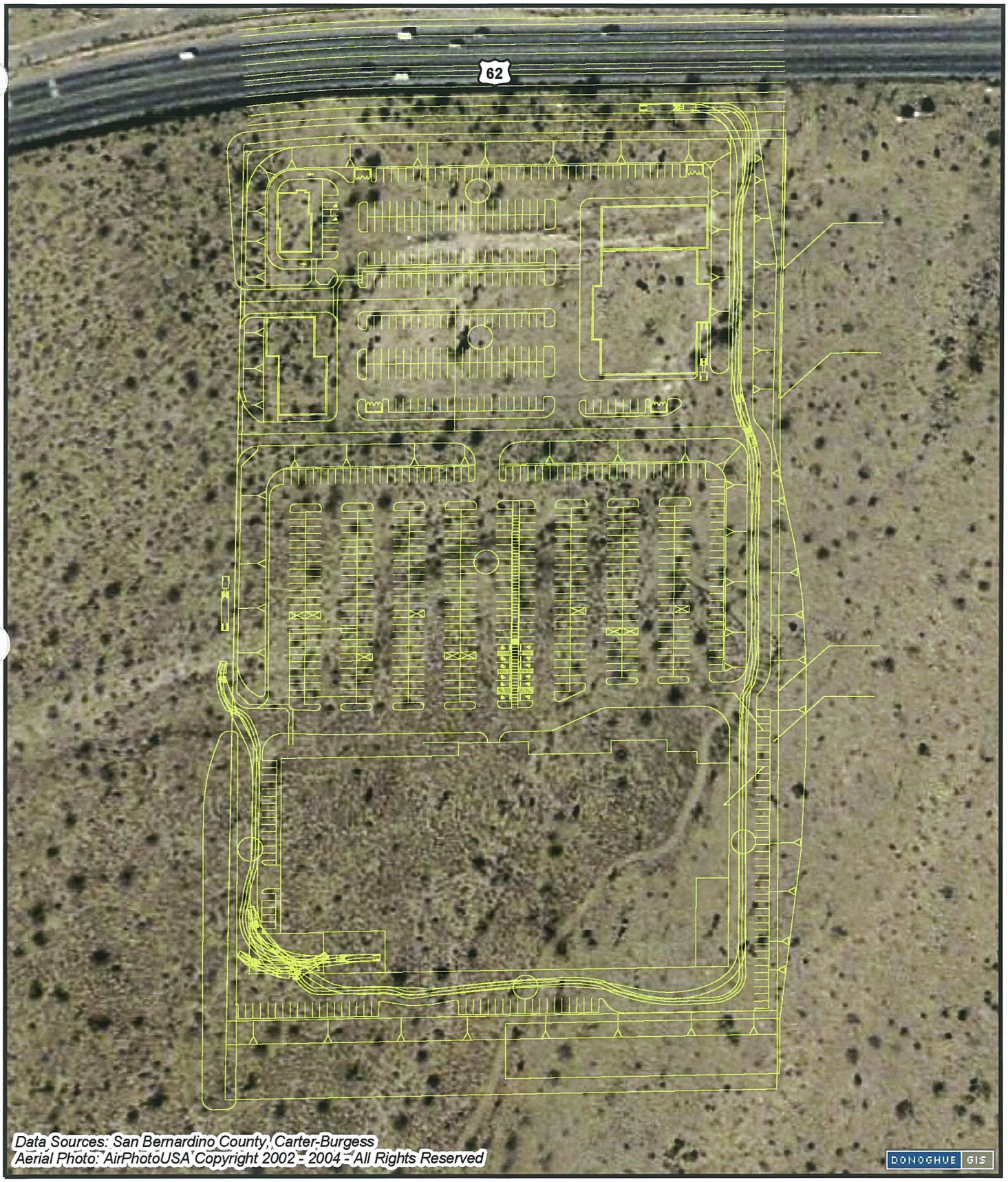
Project Site

0 1,000 2,000 Feet

Exhibit 2
Local Vicinity Map

27900001 | Ex2_Vicinity.mxd | 07-21-2005

HOME DEPOT JOSHUA TREE SURVEY - YUCCA VALLEY, CA



Michael Brandman Associates

NORTH

Site Plan

0 150 300

Feet

Exhibit 3
Site Plan

27900001 | Ex3_Site_Plan.mxd | 07-21-2005

HOME DEPOT JOSHUA TREE SURVEY - YUCCA VALLEY, CA

Michael Brandman Associates

27900001 • 07/2005 | Ex4_Tree_Survey.mxd

Exhibit 4
Joshua Tree Survey

HOME DEPOT JOSHUA TREE SURVEY - YUCCA VALLEY, CA

Attachment 1: Joshua Tree Data

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
1	6		10	2.5	2	Y	Branches little
2	7.9	7.5	13.5	6.3	4 forks	Y	3 Forks, not wide
3	8.2		11	2	2 forks	Y	Small JT immediately adjacent tagged
4	9.3	0	13	4.4	1	N	Hollow, 2 trunks (smaller one 8.0 DBH), 1 branch infested
5	8.8		10.5	2.9	0	Y	
6	7.8		9.5	3.5	1	Y	
7	7.7		7	3	0	Y	No distinct branches, although NP beginning
8	6.5		10.5	6	1	N	Crown too highly bent
9	7.2		12	3.4	3	Y	1 primary, 2 secondary
10	8		13.5	6.8	5	Y	Branches spread
11	8.3		9.5	13.5		N	Too bent. Second trunk 8.2" DBH
JTA	NA		5.5		0	Y	Resprout
12	12.8		18	11.9	13	N	
13	11.6		17	11.4	11	N	
14	6.9		12	6	4	Y	2 trunks + 1 resprout, 2nd trunk 5.3 DBH, 1 branch
15	8.5		12	5.4	4	Y	3 primary, 2 secondary

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
16	10.6		14	9.2	11	N	3 primary, 8 secondary
17	10.2	9	12		3	Y	
18	14				Many	N	Highly branched
19	11.3	9.5	17	8.3	6	Y	Branches long but vertical
20	11.9	11	14	7	3	Y	Vertical
21	8.5	4.5	8	4	3	Y	3 branches on main trunk, + 2 resprouts. (OK to trans. w/ 3 small trunks?)
22	14	9	18	11	7	N	Branching too wide
23	9.9	10	16	5.5	4	Y	Marginal
24	6.6	6	11	5	3	Y	
25	7	NA	11	NA	0	Y	
26	7.7	8	15	3.8	5	Y	Marginal?
27	9.8				8	N	Too many branches, widely branched
JTB	NA	4.5				Y	Small
28	6.4	5	9	5	4	Y	
29	8	6	9.5	5.5	2	Y	Leaning-prob?
30	7.5		10		1	Y	Leans around 5'-prob?

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
31	8		10		1	Y	
32	6.6	8	10	3	2	Y	Leans at 6; somewhat scawny, sickly?
33	7.3	7.5	12	5.5	3	Y	Marginal
34	7.7	6.5	12	2	3	Y	Vertical…Branches, 3 remaining/2 broken
35	6.3	6	9	4	3	Y	
36	5		6	NA	1	Y	
37	9.6	10	15		7	N	Widely branched
38	8.6	12	15	5	4	Y	
39	6.6		8		0	Y	Leaning at approximately 35°
40			8		0	N	Leaning at 45°
41	7.5	10	14	5	4	Y	Marginal
42	6.9	12	15		2	Y	Two trunks, 2nd trunk 10' to fork, 13' overall ht. Two branches per trunk
43	8.3	12	15		3	N	Heavily leaning at the top
44	8.3	9	10.5		0	Y	branch beginning
45	6.7	8	11	6	3	Y	Vertical (3 main branches)
46	10.2	11	18		6	N	2 trunks

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
47	10.5	12	19	7	10	N	
48	14.5	11	18		6	N	2nd trunk-7.7' DBH
49	7.5	11	17	9	11	N	Leaning
50						N	Bent
51	8.3		9		0	Y	
52	8.8	6.5			2	N	Many branched, leaning
53						N	Top leaning at 60°
JTC		4.5				Y	Adjacent to tree #53
54	9.2	7.5	14	5	10	N (?)	
55		12		8	4	N	Ess. Same as JT53
56	9.1	11	15	5	2	Y	Marginal/Vertical
57		11		10	9	N (Y)	Widely spreading. 2 trunks, 2nd one small and translocatable
58	18.6	0			Many	N	Lying on the ground
59						Y	6 trunks
60	11	8	14	10.8	7	N	**Photo**
61						Y	

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
62	10.7	4.5	13	9.6	6	Y	2nd trunk lying on the ground
63	8.8	6.5	10		2	Y	
64						Y	
65						Y	
66						Y	Leaning
67		10.5	15			Y	2 bends (original 7)
68						Y	
69						Y	
70						Y	
71		10	15		6	N	
72		12	17		3	Y	
73						Y	
74						Y	
JTD						Y	4 trunks-smallest 6'
75		10	15		3	Y	
JTE						Y	Leaning

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
76						Y	2nd trunk approx. 3'
77		6	10		7	Y	Fairly spreading, but low
78						Y	
79						Y	
80					12	N	4 primary, 8 secondary, Leaning at 45°
81		10	15	12	4	Y	Main trunk no, but resprout approx. 2'; holes in trunk. **Photo**
82						Y	3 trunks-tallest 8'
83		4	8		5	N	Leaning at > 45°
84						Y	
JTF		4.6				Y	
85						Y	
JTG		3				Y	
JTH		3.5				Y	
86					2	N	Leaning @ approx. 30° otherwise okay
87						Y	
88						Y	

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
89		6.5				Y	
90					2	Y	
91						N	Leaning at approximately 30° from ground
92		7				N	Bent 90° at fork
93						N	Leaning at approximately 35°
94					7	N	leaning at approximately 35°
95		10	15		2	Y	
96						Y	
97		11	17		11	N	
98						Y	
99		9	15		7	Y	4 primary branches, 3 secondary, Marginal
100		8			6	Y	Probably not the main trunk, but resprout 3 trunks (1 single, 1-1 fork)
101						Y	
102		10	15		6	Y	Fairly vertical
JTI		7				Y	
103					0	Y	Bent at top (prev. branch broken off)

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
104						Y	
105	12.2	7	16		10	N	Animal? Hole at the base, leaning at 25°
106		7	15	10.6	>10	N	
107	12.6	4.5	11		5	Y	Vertical, center of gravity low
108						Y	
109						Y	
110						Y	
111						N	Dying, multi-branched-fire damage
112						N	Dying, leaning, fire damage
113						N	Dying, leaning, fire damage
114						Y	Size fine, some fire damage
JTJ		3.5				N	Dead?
115		7				Y	Some fire damage, resprouting
116	12.3	11	15		6	Y	Marginal
117		8	15		11	N	
118						Y	

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
119		8	16		8	Y	Main trunk questionable but resprout good - approx. 5.5'
120						Y	
121						Y	
122						Y	
123		9.5	15		7	Y	3 trunks + resprout. Main trunk questionable but resprout good.
JTK						Y	Just mass head 2.5-3'
124		9	16	6.4	15	N	
125		11	18		10	N	Not healthy
126					5	Y	Wide spreading, not healthy
127						N	
JTL			8.5			Y	
128						Y	
129		7	16		4	Y	Marginal, leaning
130		7.5				Y	
131		7.5	14		6	Y	Marginal
132						Y	

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
133						Y	
JTM			5			Y	
134			7			Y	
135						Y	2 trunks, 2nd small
136		12	17		10	N	too many branches, not hearty
137		15	18		3	N	
JTN		3				Y	
138					8	Y	Branches twisted, all on one side, but 2nd trunk 6"-moveable
139		6.5	14		6	Y	
140						Y	
141		7.5				Y	
142						Y	
143						Y	
144						Y	
145						Y	
146						Y	

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
147		5.5	13		8	Y	Multibranched, but low, vertical. Good tree
JTO						Y	
148						Y	
149						Y	
JTP						Y	
JTQ						Y	
150						N	Marginal, leaning at 45°
151						Y	
152						Y	
153						Y	
154						N	Leaning at approximately 45°
155		11	17		4	Y	Marginal, vertical not spreading
156						Y	
157						Y	
158						Y	
159						N	Leaning at 45°

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
160						Y	
161						Y	
162	13.2		18	13.8	15	N	**Photo**
163					6	N	Branches all on one side
164						Y	
165						Y	
166						Y	
167		15	23		16	N	Branches spindly
168		6.5				Y	Dying?
169		11	19		4 (main)	Y	2 trunks-fork on main is high, 2nd trunk is good
170		4.5	11		4	Y	
JTR			3.5			Y	
171						Y	
172		7.5	16		9	Y	Marginal- more yes
173		7	13		8	Y	Branches low and sturdy.
174						Y	Sprout of 173?

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
175		7.5	13		8	Y	Multibranched, but branches low and thick.
176					4	Y	
JTS			1			Y	
178						Y	
179						Y	
180						Y	
181						Y	
182						Y	
183					2	N	Branches 30° from each other, unhealthy looking
184					2	N	Branches 30° from each other, unhealthy looking
185					1	N	leaning at 40°
186					1	Y	
187					1	Y	
188		9	13			Y	primary trunk branches at 9 feet; 2 trunks, 1 common stem
189				8	4	N	1 primary branch, 3 secondary branches
190						Y	Single stem

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
191						Y	Single stem
192						Y	Single stem
193						Y	Single stem
194				13	13	N	
JT1						N	4'
195						N	Falling Over
JT2						Y	
196			11			Y	1 trunk
197			13		3	Y	1 primary, 2 secondary
198			15		13	N	Too many branches
199			8		12	N	Too many branches **Photo**
200						N	Branching, off center/leaning
201			11			Y	Fire damage -not too healthy
202			11		8	N	Too widely spreading
203						Y	
204						Y	

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
205					6	N	Leaning at 45°-burned
206						Y	Marginal, fire damage
JTT		5				Y	
JTU		3				Y	
207		11	17		3	Y	Marginal, fork high, but branches narrow
208						Y	
209						Y	
210					7	Y	2 trunks, 2nd trunk salvageable, first trunk not - too many branches on one side
211			4		3	N	Lying on the ground
212			12		6	Y	
213			7		2	N	Leaning at 60°
214			14		2	Y	
215			15		3	N	Leaning at 30°
216			8		2	Y	
217			14		8	N	R 6' Branch
218			13		2	Y	

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
219			18		6	Y	2 main stems
220			13		1	Y	
221			13		1	N	Unhealthy
222			13		2	Y	
223			8		1	Y	
224			14		4	N	Too widely branching
225			12		1	Y	
JT3			3		1	Y	
226			8.5		1	Y	
227			15		1	Y	
228			14		1	N	Leaning at 40°
229			9		1	Y	
JT4			7.5		1	Y	
230			12		5	Y	
JT5			6		1	Y	
231	9.9		20		11	N	Crown too large

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
232			7.5		5	Y	
233			13		1	Y	
234			13		3	Y	
235			10		1	N	Leaning at 40°
236			7.5		1	Y	
237			7		1	Y	
238			7.5		1	Y	
239	11.4		18	10.3	11	N	Too many branches
240			15		5	Y	
241			13		2	Y	
JT6			6		1	Y	
242			10		2	Y	
243			11		1	Y	
244			7		1	N	Unhealthy
245			18		9	N	Large
246			10		1	N	Unhealthy

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
247			10		1	Y	
248			11		2	Y	
249			11		4	Y	
250			10		2	N	Too widely branching
251			13		3	N	Leaning at 35°
252			8		7	N	Too widely branching
253			7		1	Y	Sprouting at the base
254			15		3	N	Unhealthy
JT7			6		1	Y	
255			18		8	N	Too widely branching
JT8			3			Y	
256			9		2	Y	2 branches, 1 stem
257			7		1	N	Leaning at 40°
JT9			3		1	N	Too small
258			10		1	Y	
259			13		2	N	Unhealthy

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
260			9		1	Y	
261			11		2	Y	
262			14		2	Y	
263			22		6	N	Too tall, too widely branching
264	12.4		18		>10	N	2 trunks
265	13.5		14		2	N	Unhealthy
266			14		3	N	Unhealthy
267			14		6	N	Too many branches
268			15		5	N	Too many branches
269			15		7	N	Too many branches
JT10			9			Y	
270			10		3	N	Leaning at 35°
271			12		6	Y	2 trunks, 1 salvageable
272			13		5	Y	
273			13		3	Y	
274			20		11	N	Too many branches

Joshua Tree Data

Tag #	DBH (in)	Est. Height to Fork (ft)	Est. Total Height (ft)	Crown diameter (ft)	# Branches	Translocatable?	Notes
275			18		4	N	High center of gravity
JT11			2.5		1	Y	
Sum	597	704.6	2150.5				
Total	62	89	176				
Average	9.6	7.9	12.2				

Attachment 2: Site Photographs

From northern project boundary, facing southeast

From center of property, facing southeast

Site Photographs

Michael Brandman Associates

Home Depot Site, Yucca Valley

Michael Brandman Associates

Site Photographs

Home Depot Site, Yucca Valley

Joshua Tree Salvage Plan
for the
Home Depot Center in the
Town of Yucca Valley, California

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August 2005

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SECTION 1: INTRODUCTION

This Joshua tree salvage plan has been prepared for the Home Depot site in the Town of Yucca Valley in compliance with the Town of Yucca Valley Ordinance Number 140. The Ordinance provides for the protection of native desert plants and requires that, if plants protected by the Ordinance can not be preserved in place, then plants should be translocated on site or made available for adoption through the Town's plant adoption program. Plants protected by the Ordinance include all species of mesquites (*Prosopis* spp.), yuccas (*Yucca* spp.), creosote rings (ten feet or greater in diameter), Joshua trees (*Yucca brevifolia*), California juniper (*Juniperus californica*), desert willow (*Chilopsis linearis*), pinon pine (*Pinus monophylla*), Palo Verde (*Cercidium* spp.), and manzanita (*Arctostaphylos* spp.).

1.1 - Project Location

The project site includes approximately 29.3 acres of undeveloped land located on the eastern boundary of the Town of Yucca Valley, within the County of San Bernardino, California shown in Exhibit 4 of the August 2, 2005 MBA "Joshua Tree Survey for Proposed Home Depot Site in Yucca Valley, California." The project site is bound on the north by Highway 62 (Twentynine Palms Highway) and on the west by Avalon Avenue. The project site extends to Indio Avenue to the east and Palisades Drive to the south.

1.2 - Project Description

The project consists of a retail development complex that includes a Home Depot with a house plant enclosure/outdoor garden center, restaurant and parking area. Implementation of the project will include mass grading, associated infrastructure, and the construction of offsite utility and highway/roadway improvements. The landscape plan for the project incorporates Joshua trees to be salvaged from the site.

1.3 - Existing Conditions

The project site is a vacant lot with surrounding land uses including undeveloped land to the south, retail development to the east and west, and residential development to the north. The site is relatively flat at an elevation of approximately 3,200 feet above mean sea level. It is dominated by Joshua trees and creosote bush (*Larrea tridentata*). The only species within the project site protected by the Ordinance are Joshua trees. The result of field survey efforts (MBA 2005) conducted for the proposed project determined that there are 235 Joshua trees within the project impact area. Of these, approximately 166 were determined to be salvageable. All trees within the project site have been

tagged with numbered tree tags and mapped utilizing Global Positioning Systems (GPS). Data for each tree was recorded including height, number of branches, and general health.

Although not protected by the Ordinance, individuals of cactus (*Opuntia* sp.) will also be salvaged where feasible. In particular, a beavertail cactus (*Opuntia basilaris*) located in a disturbed area in the northern portion of the project site, measuring approximately 4.3 feet in diameter and 1.25 feet in height, will be salvaged.

SECTION 2:
SALVAGE PLAN

2.1 - General Information

Weather can be a major factor in the success of transplantation; cool, wet weather is best while hot, and dry weather is worst. If feasible, the salvage process will be initiated at the beginning of the wet season, which extends from November through March.

The orientation of the tree is critical to its success in transplantation. All Joshua trees will be transplanted in the same orientation that they were growing on site.

A Project Biologist will be assigned to the Joshua tree salvage and transplantation process, and will be responsible for the oversight of the implementation of the salvage plan. The Project Biologist is required to have knowledge of native desert plants, have a Bachelor's degree with an emphasis in biology, and a minimum of 3 years of experience.

2.2 - Pre-Salvage

The Project Biologist will coordinate with the landscape architect to determine the number of trees required for the landscape plan. The Project Biologist will also be informed regarding the number of groupings needed by the landscape plan and the size, if relevant, of the Joshua trees required for each grouping.

Within 2 weeks prior to the initiation of tree removal, the Project Biologist (or designated biologist under the supervision of the Project Biologist) will mark all trees within the project site that are suitable for transplantation. The Project Biologist will utilize the maps, GPS data and information gathered during the initial Joshua tree survey. All trees suitable for transplantation will be marked with spray paint on the north side.

Prior to initiating Joshua tree salvage, all contractors involved in the salvage project will attend a site meeting with the Project Biologist. The Project Biologist will provide the contractor(s) with a copy of this Salvage Plan and will review all relevant components of the program.

The storage area for the salvaged trees will be prepared ahead of time. The trees will be stored by planting in a temporary trench. The trench should be approximately 1 foot wider than the root ball of the trees and long enough to accommodate all the trees to be salvaged. More than one trench may be required. Trees can be planted immediately adjacent to each other in the trench, allowing enough

room between trees for equipment. The Project Biologist will coordinate with the contractors to determine the length and width of the trench required.

2.3 - Salvage

Trees that have been marked will be removed utilizing a tree spade or backhoe and personnel with shovels. The entire rootball should be removed intact, if possible. All attempts should be made to minimize exposure of the root ball to air and the roots should be kept moist at all times. Root balls will be sprayed with a mixture of water and rooting hormone (see below for more details) as soon as they are lifted from the ground and placed on a trailer. The salvaged trees will be immediately transported on trucks and/or trailers to the storage area.

2.4 - Storage

A temporary storage area will be established for temporary storage of the Joshua trees during site grading. The salvaged trees will be planted in the trench and in the same orientation as they were prior to salvage. Trees can be planted immediately adjacent to each other in the trench, allowing enough room between trees for equipment. Once in the trench, the roots will be covered with soil and the trees watered. The same watering specifications as described below under translocation will be followed.

Once all the trees are in the storage area, the Project Biologist and/or the landscape architect will determine which trees are to be utilized for the landscape plan and which trees can be made available for the Town's adoption program. The landscape architect will provide a landscape plan to the Project Biologist and contractors depicting the different areas that will be receiving the Joshua trees. The areas should be clearly marked with numbers or letters (i.e., 1, 2, 3, or A, B, C). The Joshua trees to be used in the landscape plan will be marked with spray paint on the north side with the number or letter of the area where they will be planted. If available, an excess of trees will be marked for the landscape plan to compensate for mortality (estimated at 30%).

2.5 - Translocation

Once the translocation sites are available for landscaping, the Project Biologist will inform the contractor of the number of holes required for each transplantation area. The requisite number of holes will be dug prior to transporting the trees to the site. The receiving holes should be approximately 1 foot larger than the root balls they receive.

A water and rooting hormone (vitamin B-1) mix should be prepared prior to translocating the trees. Vitamin B1 is sold by nurseries and home improvement stores. It is often sold with minerals or

chelating agents added, which is acceptable. The rooting hormone should be mixed per manufacturer's direction; dilution is typically 1:250 (B1: Water).

The receiving hole should be filled with a mixture of water and rooting hormone, and allowed to drain before placing the tree in the hole. Salvaged trees will be transported to the planting area and then lowered into the holes. Once the plant is set in the hole in the proper orientation, the hole should be backfilled and the tree watered once again. The root ball should be pressed into the hole by standing on the root ball while the soil around the plant is wet. This is done to eliminate air pockets from the hole. The roots must be in contact with the soil. A basin will be left around the plant to hold water. The trees will be watered again after 10 days by soaking with a mixture of B1 and water.

The trees will be watered periodically through the establishment period based upon their appearance. The Project Biologist (or designee) will monitor the plants for signs of stress and desiccation and notify maintenance personnel when the plants must be watered. For each watering, the basin should be filled and then allowed to drain (and the soil dry) before watering again. Watering will be conducted as needed to support the initial translocation; however, the goal is to establish the plants without need for supplemental watering. The transplants will be monitored weekly for 3 months and then monthly until the Project Biologist has determined that they are established.

Appendix D: The Home Depot Operations

Home Depot

58705 Twenty Nine Palms Highway, Yucca Valley Ca

The following are operational items secondary to the primary retail sales of Home Depot and are not limited or prohibited by the Town's Municipal Code:

1. Outdoor Seasonal Garden Area- Approximately 7,000 square feet. A minimum of six special events per year lasting no more than two weeks except for the period from Thanksgiving to Christmas. Home Depot requires at least 65 days for that event (Item 1)

2. Home Depot will be permitted by right to designate two stalls as "Load and Go" for small flat bed pick up truck rentals as shown on attached Exhibit (Item 2).

3. Home Depot will be permitted by right to have a Trailer Display/Sales area in a designated location as shown on attached Exhibit (Item 3). A total of 5 parking spaces will be used year round.

4. Home Depot will be permitted by right to store and rent large equipment such as concrete mixers, scaffoldings, rototillers in 5 parking spaces year round as designated on attached Exhibit (Item 4).

5. Home Depot will be permitted by right to, on a daily basis to display merchandise (i.e. BBQ's and kitchen appliances, etc.) in front of the store in designated areas as shown on attached Exhibit (Item 5).

6. Home Depot will be permitted by right to place vending machines in front of the store in the designated area shown on the attached Exhibit (Item 6).

7. Home Depot will be permitted by right to install pay phones in front of the store in the designated area as shown on attached Exhibit (Item 7).

8. Allow Food Service, for example Hot Dog Food Cart, (Cart with 3 foldable and moveable chairs and a table), in a designated area (about 200 sq. ft.) as shown on Exhibit (Item 8).

9. Home Depot will be permitted by right to operate the store 24 hours if deemed appropriate. The primary store operation hours are from 6:00 am to 12:00 midnight. However, customer hours are from 7:00 am to 10:00 pm. Additionally, outdoor seasonal sales of Christmas trees will be from 6:00 am to 12:00 midnight.

10. Home Dept will be permitted by right to leave the outdoor display items along the front of the store overnight. Additionally, tents/awning will be used occasionally in conjunction with the Seasonal sales and enclosed by a chain link fence for security.

Appendix E: Final Conditions of Approval

FINAL CONDITIONS OF APPROVAL
Specific Plan S01-05, Tentative Parcel Map 17455
and Conditional Use Permit 06-05

I. GENERAL CONDITIONS

1. This approval is for Specific Plan S01-05, Tentative Parcel Map 17455 and Condition Use Permit 06-05, to allow development of a retail commercial multi-building project on 18.5 acres located approximately 1200 feet east of the southeast corner of Avalon and State Route 62. The property is identified as Assessor Parcel Number 601-201-31 and -32.

2. The applicant/owner shall agree to defend, with legal counsel approved by the Town, at his sole expense any action brought against the Town, its agents, officers, or employees, because of the issuance of such approval, or in the alternative, to relinquish such approval, in compliance with the Town of Yucca Valley Development Code. The applicant shall reimburse the Town, its agents, officers, or employees for any court costs, and attorney's fees which the Town, its agents, officers or employees may be required by a court to pay as a result of such action. The Town may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.

3. In order to ensure the long term occupancy of the proposed Home Depot building, and to avoid a situation in which vacant structures would remain along the Highway 62 business corridor, the following shall apply.

    a. Should the Home Depot vacate the structure at any time, Home Depot shall be responsible for the maintenance of the landscaping, hardscape and building exterior in a well maintained condition at all times. The physical condition of the structure and hardscape shall be kept at the level of condition occurring during operation of the Home Depot. The condition of the landscaping shall be maintained to the reasonable satisfaction of the Town Manager. The determination of the Town Manager shall be subject to appeal to the Planning Commission in accordance with the Town's Development Code. In addition, nothing shall be done to the existing structure that would give the appearance that the building has been vacated (windows may not be boarded, etc.). Any graffiti shall be removed within two business days. The site shall not be used for storage. The maintenance of the building shall continue until such time as the building is re-occupied.
    b. Home Depot shall make every effort to find tenant(s) to occupy the vacated building within 10 years. If the building is not re-occupied within that time period, it shall be demolished, at Home Depot's

expense, and the site returned to its natural condition. Home Depot shall be permitted to request an extension of time to this 10 year period from the Town Manager.

4. The Tentative Parcel Map shall become null and void if a Final Map is not approved within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission and/or Town Council, in conformance with the Subdivision Map Act and the Town of Yucca Valley Subdivision regulations. The applicant is responsible for the initiation of an extension request.

   Approval Date: January 26, 2006
   Expiration Date: January 26, 2009

5. The applicant/owner shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project area. These include, but are not limited to, Environmental Health Services, Transportation/Flood Control, San Bernardino Fire, Building and Safety, State Fire Marshal, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.

6. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time shall result in the revocation of the approval on the property.

7. After final plan check by the Town, original mylars (4 mil) shall be submitted to the Town for signature by the Town Engineer. All original mylars submitted for Town Engineer's signature must contain the design engineer's wet signature and stamp and all other required signatures.

8. Prior to the recordation of the Parcel Map, the applicant shall submit to the Town Attorney, for review and approval, a copy of the Property Owners' Association Covenants, Conditions and Restrictions (CC&Rs). The CC&Rs shall be recorded on each parcel, and shall ensure the long term maintenance of on-site common area facilities, including landscaping, storm drainage facilities, parking areas and driveways.

9. The applicant shall receive plan check approval from the San Bernardino Fire Dept.

10. The project shall comply with Town's Floodplain Management Ordinance Section 8.04.052.

11. A plan identifying all protected plants under the California Food and Agriculture Code as well as a Joshua Tree Relocation Plan with any area proposed to be disturbed in accordance with the Town's Native Plant Protection Ordinance shall be submitted for approval prior to issuance of grading permits for the project. A minimum 30 day adoption period before land disturbance in accordance with the grading plan may commence.

12. Prior to the issuance of a building permit the applicant/owner shall provide three (3) copies of a landscape and irrigation plan showing the size, type and location of all plant and irrigation systems accompanied by the review fee. Present desert native species on site shall be reincorporated into landscaping plan Said irrigation system shall incorporate a permanent automatic irrigation system, and all landscaping and irrigation systems shall be maintained in good condition at all times. All ground within proposed landscape planter areas shall be provided with approved ground cover. This shall include but not be limited to drought-tolerant plant materials or colored desert rock. The Landscape Plan shall be approved by the Town and the Hi-Desert Water District prior to issuance of a building permit.

13. All landscaping within the Home Depot parking lot, and all landscaping along the north, south, east and west boundaries of the site (including landscaping between the entry drive and out-parcels P1 and S2, shall be completed prior to issuance of a certificate of occupancy for the Home Depot building.

14. The applicant shall provide the Planning Department with 5 copies of the final approved Specific Plan within 30 days of approval of the project by the Town Council.

15. The Specific Plan shall be amended to show the incorporation of architectural detailing on any wall plane of 100 feet in length or more. Such architectural detailing may include, but is not limited to, the addition of mullions, tile medallions, trellises, moldings or other features which will provide visual interest on these wall planes. The amendments shall be reviewed and approved by the Planning Department prior to issuance of grading permits.

16. The Specific Plan shall be amended to allow three monument signs with a maximum of 25 square feet of sign area each, two on SR 62, and one on Palisades Drive.

17. The "General Provisions for Signs" in the Specific Plan shall be amended (page 38) to read that the Planning Director or his designee shall be the reviewing authority for signage within the project.

18. Cart corrals shall be added to the north end of the parking lot. The addition shall be shown on the site plan, and approved by the Planning Department prior to issuance of building permits.

ENGINEERING CONDITIONS

CIRCULATION

Twenty-Nine Palms Highway (SR 62)

19. One new "Tee" intersection traffic signal approximately 1,200 feet east of Avalon (on SR 62) to serve the Home Depot and future project west of Home Depot. The signal design and operation shall be approved by the Town Engineer and Caltrans. The installation shall include overhead safety lighting, public safety preemption devices, and battery backup. The property owners shall provide an easement in favor of Caltrans and the Town of Yucca Valley for maintenance of the traffic signal.

20. The new traffic signal shall be interconnected to Avalon Avenue via underground hardwire interconnect. The traffic signal and coordination system shall be operational prior to issuance of certificate of occupancy.

21. The new signal shall be interconnected to the La Contenta / Yucca Mesa traffic signal via wireless technology subject to Caltrans and Town Engineer approval. This system shall be operational prior to issuance of certificate of occupancy. Should the applicant not be able to complete this condition on schedule due to technological problems or agency review schedules, the applicant shall notify the Town Engineer of his concern, including documentation of the problem, for his review to determine if a time extension is warranted. Underground conduit with pull-rope for future interconnect shall be installed along the Home Depot frontage beneath the future sidewalk from the new traffic signal controller ending in an approved pull box.

22. Wireless modems shall be installed in the traffic signals at Avalon Avenue, Home Depot entrance, and La Contenta /Yucca Mesa. For hardware consistency, an additional modem shall be provided for installation in the future traffic signal at Indio Avenue and SR 62. The signal controller hardware shall be designed with adequate capacity to include the future Indio Avenue intersection.

23. All new signal poles shall be located within their ultimate right-of-way locations on SR 62. Pedestrian push button locations and ADA requirements shall be designed accordingly to Caltrans and Town Engineer approval.

24. Dedicate the right-of-way necessary for full half-width street of 68 feet on SR 62. Improvements designed and constructed by the applicant shall include 8 foot shoulder, 6 foot sidewalk, curb and gutter, dedicated acceleration/deceleration lanes along the entire frontage from Avalon Avenue to east Home Depot property line, a third eastbound through lane along the entire frontage from Avalon Avenue to 500 feet east of the southeastern property corner (including merge lane) and an 8 foot wide landscaped median with Type B curb (Caltrans standard) from Avalon Avenue to the east Home Depot property line.

25. Right in/out only driveway for Home Depot east of the signalized driveway access.

26. Modify the existing Avalon Avenue at SR 62 intersection and signal to add north/south left turn phasing with dual left turn lanes northbound, through north bound lane and a north bound right turn only lane.

27. Provide improvements at intersections and along sidewalks conforming to ADA requirements.

28. The signalized entrance driveway shall include at a minimum three lanes entering and three lanes exiting the site. The traffic entering the site shall have the right-of-way at the first on-site four-way intersection.

29. An agreement for access sharing between the property owners for the Home Depot site and the site to the west shall be executed and submitted to the Town and to Caltrans prior to the issuance o the encroachment permit.

30. CalTrans has indicated that further access may not be allowed between Home Depot's property and Indio. Access from the Home Depot east driveway to the property east of Home Depot may be required to minimize access locations on SR 62. Should no access be allowed on SR 62 for the property immediately east of the proposed project, the applicant and Those property owners shall execute an access agreement for property access at that east driveway location.

31. No parking signs shall be installed along the entire improved frontage.

<u>Avalon Avenue</u>

32. The applicant's engineer shall develop a conceptual alignment for Avalon Avenue from Yucca Trail to SR 62 to accommodate the design speed and sight distance as determined by the Town Engineer.

33. The applicant shall dedicate the necessary right-of-way and improve Avalon Avenue from SR 62 southerly, sufficient to accommodate the necessary improvements for interim improvements of turn lanes and traffic signal improvements at the south leg of the intersection of SR 62 and Avalon Avenue. The improvements shall include one north bound through lane, two south bound through lanes that transition to one southbound through lane, two north bound left turn lanes at the intersection, and a dedicated north bound right turn lane at the intersection. Corresponding improvements to the north leg of the intersection shall be constructed as required by Caltrans. If the applicant does not own title to the property for the street right-of-way as shown on the approved interim alignment plan, an agreement between the Town and the applicant(s) shall be negotiated in accordance with Sections 66462(a) and 66462.5(d) of the Subdivision Map Act prior to issuance of encroachment permits for construction of public improvements.

34. The applicant shall determine the location of the right-of-way for the Palisade Drive east bound approach and align the west bound approach at the Avalon intersection, sufficient to the satisfaction of the Town Engineer, for interim improvements.

Palisade Drive

35. Dedicate the right-of-way and provide 35 feet asphalt pavement for Palisade Drive including PCC curb & gutter, and sidewalk on the north side of the street.

36. Install underground conduit and service point for future traffic signal installation at Avalon Avenue and Palisade to the satisfaction of the Town Engineer.

Drainage

37. The development of the property shall be in conformance with FEMA and the Town's Floodplain Management Ordinance requirements. Adequate provision shall be made to intercept and conduct the existing tributary drainage flows around or through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.

38. The applicant shall accept and properly dispose of all offsite drainage flowing onto or through the site.

39. The detention basin shall be constructed and functional prior to the issuance of certificate of occupancy.

40. A private maintenance agreement or similar instrument shall be executed prior to the issuance of grading permits, at the developer's expense, to assure the maintenance of the detention basin, drainage easements, and landscaping in perpetuity, to the satisfaction of the Town Engineer and Town Attorney.

41. The parcel is tributary to regional drainage facilities as shown on the Town of Yucca Valley Master Plan of Drainage. The property is tributary to the Covington Wash (CO4) and other local drains south of SR 62. The applicant's engineer has submitted a Preliminary Drainage Study that calculates the amount of runoff that is tributary to the project site. The applicant shall provide a hydrology and hydraulic study and plan that shows the method that drainage tributary to the regional facilities through the site will be picked up by the regional facility. The engineer's drainage study shall include the design and type of drainage facilities to intercept runoff to provide adequate flood protection, prevent erosion, overflow, and debris deposition to not impact adjacent and downstream properties. The previously noted preliminary drainage study proposes that drainage conveyed through the site flow onto the adjacent property. The applicant may be required, at the Town's discretion, to participate in fair share drainage improvements to the east of the project site, easterly to Covington Wash (MPD facility CO1). The maximum contribution shall be $50,000.00, for construction of an earthen swale.

42. Desilting basins shall be reviewed by a Soils Engineer and a report provided to the Town.

43. Cross lot drainage shall be permitted only with an approved private drainage easement.

STANDARD CONDITIONS

44. The developer shall improve or pay his fair share of the costs of the transportation improvements based upon the benefit that he receives as determined by the Town Engineer. This includes traffic signals, street improvements, intersection improvements and other infrastructure improvements. The fair share is estimated at $250,000, subject to an acceptable reimbursement agreement for Avalon signal improvements.

45. The applicant shall secure irrevocable access easements for the primary access driveway from the property owner to the west for the entry driveway, prior to recordation of the parcel map.

46. The Parcel Map shall provide cross-lot access and parking easements for all lots created through Parcel Map 17455, in conjunction with recordation of the map.

47. Prior to any work being performed in the public right of way, fees shall be paid and an encroachment permit shall be obtained from the Town. The applicant shall apply for an encroachment permit from the Town for utility trenching, utility connection, or any other encroachment onto public right-of-way. The applicant shall be responsible for the associated costs and arrangements with each public utility.

48. Prior to the issuance of building permits, the applicant shall complete all street improvement plans, in conformance with Town ordinances and standards.

49. Any grading or drainage onto private off site or adjacent property shall require a written permission to grade and/or a permission to drain letter from the affected landowner. The project shall detain the incremental increase in runoff generated by the improvements.

50. A construction level soils investigation study shall be completed and approved prior to issuance of a grading permit. All recommended measures identified in the soils report shall be incorporated into the project design.

51. The applicant shall install all required water and sewer systems necessary to serve the project.

52. Prior to issuance of a grading permit, if any for this project, the applicant shall obtain, if required, a Notice of Intent from the Regional Water Quality Control Board (RWQCB) and comply with RWQCB (Colorado River Basin) requirements.

53. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper. Soil testing for the subsurface disposal system shall meet the requirements of the Department of Environmental Health Services. Applicant shall submit a minimum of three (3) copies of percolation reports for the project site and an appropriate fee to DEHS for review and approval, a copy of the cover sheet with an approval stamp to Building and Safety Division at the time of building permit application, and two (2) copies of the approved percolation report to the Building and Safety Division at the time of construction plan check.

54. Prior to issuance of a grading permit, the applicant shall submit written proof to the Community Development Department that the conditions of approval or comments, as required, from the Hi-Desert Water District and/or the Regional Water Quality Control Board have been satisfied with regard to private septic systems.

55. Applicant shall submit copies of an approved percolation test for the project site to the Town of Yucca Valley prior to issuance of building permit.

56. Prior to certificate of occupancy for each building, the project proponent shall install dry sewers to each building within the project to the satisfaction of the High Desert Water District.

57. All existing street and property monuments within or abutting this project site shall be preserved consistent with AB 1414. If during construction of onsite or offsite improvements monuments are damaged or destroyed, the applicant/developer shall retain a qualified licensed land surveyor or civil engineer to reset those monuments per Town Standards and file the necessary information with the County Recorder's office as required by law (AB 1414).

58. Utility undergrounding shall be required for all new Service and Distribution lines that provide direct service to the property being developed, existing Service and Distribution lines that are located within the boundaries being developed, existing Service and Distribution lines between the street frontage property line and the centerline of the adjacent streets of the property being developed, existing Service and Distribution lines located along or within 10 feet of the lot lines of the property being developed, or existing Service and Distribution lines being relocated as a result of a project.

59. All exterior lighting shall comply with the Outdoor Lighting Ordinance and shall be illustrated on all construction plans.

60. Temporary power shall be established during construction.

61. All required public improvements shall be bonded in accordance with Town Development Code unless constructed and approved prior to approval and recordation on the Final Map.

62. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.

63. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents.

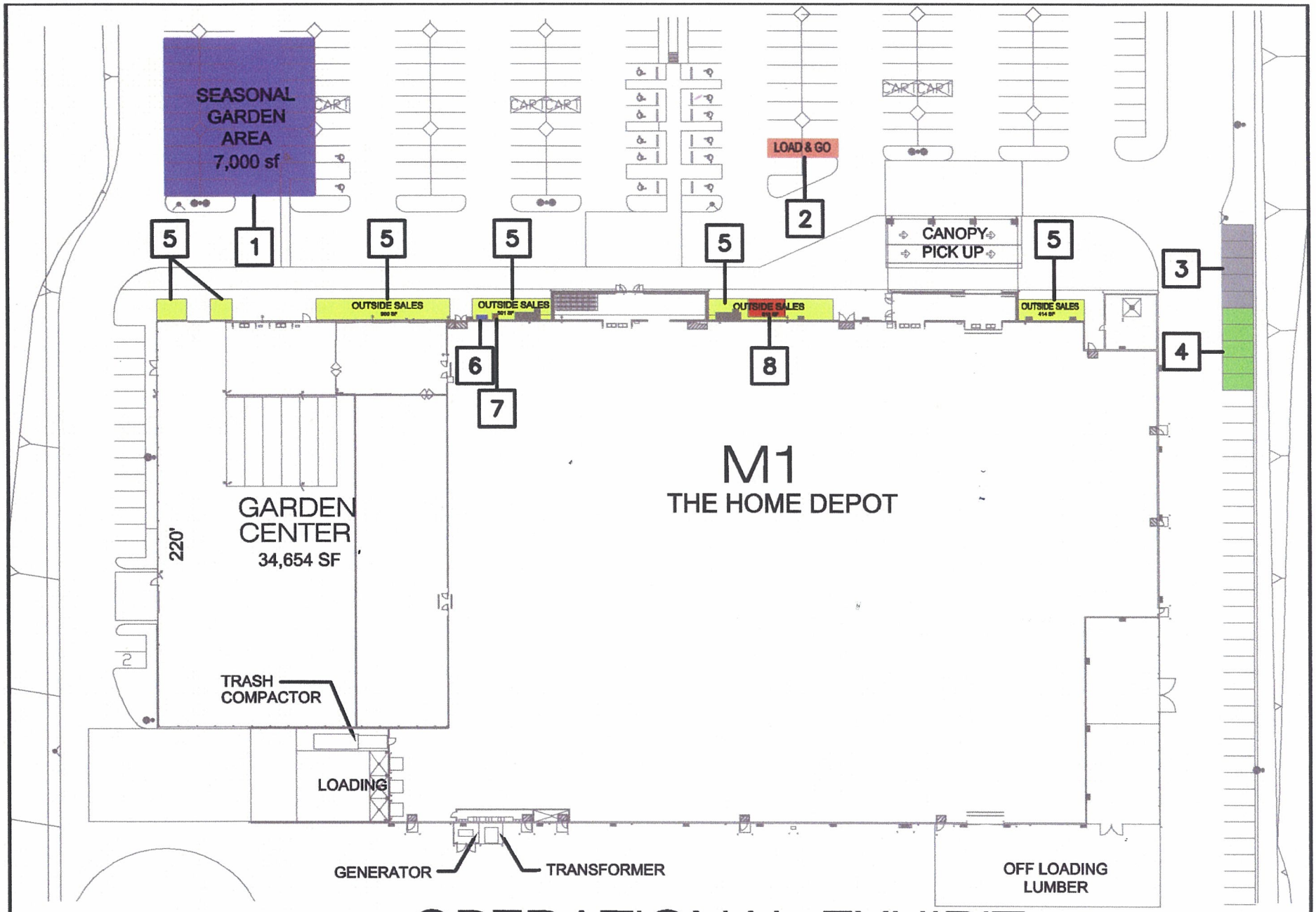
64. The applicant shall pay Development Impact Fees in place at the time of issuance of Building Permits.

65. All mitigation measures included in Environmental Impact Report SCH #2005051047 are hereby incorporated into these conditions of approval by this reference.

66. The applicant/owner shall pay a fee of $850.00 to the Department of Fish and Game, pursuant to California State Assembly Bill 3158. This fee shall be submitted to the Clerk of the Board of Supervisors. The applicant should be aware that Section 21089(b) of the Public Resources Code provides that any project approved under CEQA is not operative, vested, or final until the required fee is paid.

I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____



OPERATIONAL EXHIBIT

YUCCA VALLEY

OUTDOOR SEASONAL GARDEN AREA
(ITEM 1)

LOAD AND GO
(ITEM 2)

TRAILER DISPLAY/SALES
(ITEM 3)

LARGE EQUIPMENT RENTAL
(ITEM 4)

FRONT MERCHANDISE DISPLAY
(ITEM 5)

FRONT DISPLAY-GARDEN CENTER
(ITEM 5)