

TOWN OF YUCCA VALLEY PLANNING COMMISSION MEETING



*The Mission of the Town of Yucca Valley is to
provide a government that is responsive to its citizens
to ensure a safe and secure environment
while maintaining the highest quality of life.*

**PLANNING COMMISSION: 6:00 PM
TUESDAY, NOVEMBER 10, 2015**

**YUCCA VALLEY COMMUNITY CENTER
YUCCA ROOM
57090 TWENTYNINE PALMS HWY
YUCCA VALLEY, CA 92284**

*** * * ***

**Planning Commission
Jeff Drozd, Commissioner
Jeff Evans, Commissioner
Charles McHenry, Commissioner
Steven Whitten, Vice Chairman
Vicki Bridenstine, Chairman**

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**TOWN ADMINISTRATIVE OFFICE:
760-369-7207**

www.yucca-valley.org

**AGENDA
MEETING OF THE
PLANNING COMMISSION
TUESDAY, NOVEMBER 10, 2015
6:00 PM**

The Town of Yucca Valley complies with the Americans with Disabilities Act of 1990. If you require special assistance to attend or participate in this meeting, please call the Town Clerk's Office at 760-369-7209 at least 48 hours prior to the meeting.

An agenda packet for the meeting, and any additional documents submitted to the majority of the Planning Commission, are available for public view in the Town Hall lobby and with respect to the staff agenda packet, on the Town's website, www.yucca-valley.org, prior to the Regular Meeting. Any materials submitted to the Agency after distribution of the agenda packet will be available for public review in the Town Clerk's Office during normal business hours and will be available for review at the Regular Meeting. For more information on an agenda item or the agenda process, please contact the Town Clerk's office at 760-369-7209 ext. 226.

If you wish to comment on any subject on the agenda, or any subject not on the agenda during public comments, please fill out a card and give it to the Commission Secretary. The Chair will recognize you at the appropriate time. Comment time is limited to 3 minutes.

Where appropriate or deemed necessary, action may be taken on any item listed in the agenda.

OPENING CEREMONIES:

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS, INTRODUCTIONS, RECOGNITIONS:

APPROVAL OF AGENDA:

CONSENT AGENDA:

All items listed on the consent calendar are considered to be routine matters or are considered formal documents covering previous Planning Commission instruction. The items listed on the consent calendar may be enacted by one motion and a second. There will be no separate discussion of the consent calendar items unless a member of the Planning Commission or Town Staff requests discussion on specific consent

calendar items at the beginning of the meeting. Public requests to comment on consent calendar items should be filed with the Commission Secretary before the consent calendar is called.

MINUTES APPROVAL:

1. Planning Commission - Regular Meeting - Oct 13, 2015 6:00 PM

Recommendation:

That the Planning Commission approves as submitted the minutes of Planning Commission meeting of October 13, 2015.

PUBLIC HEARING:

2. Environmental Assessment, EA 09-15 ; Variance, V 02-15; Land Use Compliance Review, LUCR 02-15 Social Security Administration Building

Recommendation:

Environmental Assessment, EA 09-15: That the Planning Commission finds the project exempt from CEQA pursuant to Section 15301, Class 01, Existing Facilities.

Variance, V 02-15: That the Planning Commission approves V-02-15, approving a 17.5 foot encroachment into a recorded building setback area, based upon the information contained within the staff report and the required findings.

Land Use Compliance Review, LUCR 02-15: That the Planning Commission approves LUCR 02-15, approving the construction of a 554 square foot addition to the existing Social Security Administration building, based upon the findings, the information contained within the staff report and the recommended conditions of approval

DEPARTMENT REPORTS:

3. Five Year Capital Improvement Program

Recommendation:

That the Planning Commission:

- A. Finds that the project is exempt from CEQA in accordance with Section 15378(b) (4) and Section 15061 (b) (3) of the California Environmental Quality Act. The Capital Improvement Program (CIP) is not a project nor is there possibility of a significant effect on the environment from the program. Further the CIP does not result in a commitment to any specific project.

- B. Recommends that the Planning Commission recommends that Town Council approve and adopt the Five Year Capital Improvement Program for Fiscal Years 2015/2016 through 2019/2020**

FUTURE AGENDA ITEMS:

PUBLIC COMMENTS:

In order to assist in the orderly and timely conduct of the meeting, the Planning Commission takes this time to consider your comments on items of concern which are on the Closed Session or not on the agenda. When you are called to speak, please state your name and community of residence. Please limit your comments to three (3) minutes or less. Inappropriate behavior which disrupts, disturbs or otherwise impedes the orderly conduct of the meeting will result in forfeiture of your public comment privileges. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda.

STAFF REPORTS AND COMMENTS:

- Private Land Development Report
- Capital Projects Update Report

COMMISSIONER REPORTS AND COMMENTS:

ANNOUNCEMENTS:

The next meeting of the Planning Commission will be held on November 24, 2015 at 6:00 PM.

ADJOURNMENT:

**TOWN OF YUCCA VALLEY
PLANNING COMMISSION MEETING MINUTES
OCTOBER 13, 2015**

OPENING CEREMONIES

called the meeting to order at 6:00 PM.

CALL TO ORDER

ROLL CALL

PRESENT: Evans, McHenry, Whitten
ABSENT: Drozd (Excused), Bridenstine (Excused)

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeff Evans, Commissioner
SECONDER: Charles McHenry, Commissioner
AYES: Jeff Evans, Charles McHenry, Steven Whitten
EXCUSED: Jeff Drozd, Vicki Bridenstine

CONSENT AGENDA

MINUTES APPROVAL

1. Approval of September 22, 2015 Planning Commission Regular Meeting Minutes

Recommendation:

That the Planning Commission approval as submitted the minutes of the Planning Commission meeting of September 22, 2015.

PUBLIC COMMENT ON CONSENT AGENDA

None

MOTION

That the Planning Commission approve the Consent Agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: Jeff Evans, Commissioner
SECONDER: Charles McHenry, Commissioner
AYES: Jeff Evans, Charles McHenry, Steven Whitten
EXCUSED: Jeff Drozd, Vicki Bridenstine

Minutes Acceptance: Minutes of Oct 13, 2015 6:00 PM (Minutes Approval)

DEPARTMENT REPORTS**2. Environmental Assessment, EA-05-15; Site Plan Review, SPR 01-15 Princeton Equine****Recommendation:**

Environmental Assessment, EA 05-15: The review and approval of the Old Town Specific Plan (OTSP) included a Program Environmental Impact Report (EIR). The EIR evaluated future projects within boundaries of the OTSP. The proposed project was evaluated to determine if additional CEQA documentation needed to be prepared. The proposed project will not have any effects not considered within the scope of the Program EIR. The project is consistent with the Program EIR and will not create any additional impacts not previously considered. No additional environmental review is required.

Site Plan Review, SPR 01-15: That the Planning Commission approves SPR 01-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval.

STAFF REPORT

Deputy Town Manager Stueckle provided the staff report. He provided an overview of the proposed project, which was a proposed equine clinic which included construction of an approximately 2,720 square foot treatment and office area, 576 square feet of outdoor holding pens, a 60 foot in diameter round pen, a 400 square foot euthanasia enclosure, parking and landscaping. The proposed site was vacant land and was designated Old Town Industrial Commercial (OTIC), and veterinarian clinics and animal hospitals are a permitted use for this zoning designation. The project was condition to construct sidewalks on both Benecia and Inca Trails, and underground storm water drainage along the northeastern frontage of the project. The proposed landscaping was also doubt tolerant. Staff found that the project's architectural design was consistent with the Town's Commercial Design Guidelines and the Old Town Specific Plan Guidelines. Staff also said that while the Development Code required that all driveway, aisles, turning and maneuvering areas be paved, staff recommended that the requirement be met with the installation of decomposed granite around the south and east portion of the site due to the concerns associated with equine activities on hardscape. Staff said that the applicant had agreed that the holding pens and the round pen will maintain a 5 foot setback from the property line. The Conditions of Approval also required that the applicant submit an odor, dust and vector control plan to address those issues. The project was also condition to form maintenance assessment district for street and drainage purposes.

PUBLIC COMMENT ITEM 2

Christina Kayvon-Pierce, applicant, spoke in support of the project. She said that the project would provide equine medical services to the Morongo Basin and the Coachella Valley areas and that the project would create jobs.

Dr. Mirona Petrus, veterinarian for the project, provided information about the medical services that would be provided. She said that the clinic was designed for safety, ease of use and the California Medical Board standards of care.

Bill Warner, project representative, spoke in support of the project and offered to answer questions. He said that the applicant has review the conditions of approval and agreed to them.

CLOSE PUBLIC COMMENT ITEM 2

Commissioner McHenry said he was glad to see the project come forward, and that it was a needed service. He noted that the Conditions of Approval use the masculine pronoun when referring to the applicant despite her being female. He asked staff if parking would be prohibited on one side of Benecia all the way to Hopi; staff said that it would. Spoke in support of the use of decomposed granite, and said he was in support of the project.

Commissioner Evans said that it was a needed service for the community. He asked the applicant how the premier fences would be secured in case an animal escaped a pen. He also asked the applicant about trailer access. The applicant said that the gates to the site would be on sensors so that they would only open and close when a vehicle approached them. The applicant said that the driveway was designed so that you could go around the building with a trailer if that was needed.

Commissioner Evans asked if there would ever be a chance for overnight occupancy. The applicant said that they will not be keeping animals overnight, and that anything requiring 24 hour care would be referred to an animal hospital. Commissioner Evans also asked about any potential issues caused by the projects proximity to a hotel and retail area. The applicant said that the Chino Hills equine hospital is located in a residential area, and also said that the California Medical Board standards required that any manure be immediately removed, and that euthanized animals be picked up within an hour. The applicant said that they only intend to have one trailer coming in at a time, so dust should not be problem.

Commissioner Whitten asked if facility would be equine only. Applicant said that facility would be primarily for horses but the doctor would be qualified to work on livestock. Alpaca, goats or llamas could be treated in the same facilities horses. Cattle would not be treated at the facility. Commissioner Whitten said that the project was a good fit for the Town, and said that he was in support of the project.

Commissioner Whitten said that he didn't see any conditions relating to the masonry and wrought iron wall, and no mention of it complying with the Old Town Specific Plan. Staff said that the Commission could add condition P11 that would state "The project would be designed with sump stone walls along the south and east frontages and the slum stone and wrought iron fencing along the Benecia and Inca frontages consistent

with the Old Town Specific Plan.” Commissioner Whitten said he would like that condition added. Commissioner Whitten commented that the soil would have to be treated for urine eventually. The applicant said that the animals would spend the majority of time inside the facility in stalls which would have wood shavings and drainage systems, and the outdoor soil would be raked and replenished when necessary. Commissioner Whitten asked about the signage for the project. Staff said that the applicant hadn’t submitted material regarding signs. Commissioner Whitten asked staff if the Old Town Specific Plan or the Development Code took precedence if there was a conflict. Staff said that they were intended to work together.

MOTION

Commissioner McHenry moved that the Planning Commission find that the project, EA 05-15, is consistent with Old Town Specific (OTSP) Program Environmental Impact Report (EIR), and that additional environmental review was not required, and that the Planning Commission approves SPR 01-15 based upon the information contained within the staff report, the required findings and the recommended conditions of approval with the addition of condition P11 which would require that the project be designed with sump stone walls along the south and east frontages and the slum stone and wrought iron fencing along the Benecia and Inca frontages consistent with the Old Town Specific Plan. Commissioner Evans seconded the motion, and the motion passed unanimously.

RESULT: APPROVED AS AMENDED [UNANIMOUS]
MOVER: Charles McHenry, Commissioner
SECONDER: Jeff Evans, Commissioner
AYES: Jeff Evans, Charles McHenry, Steven Whitten
EXCUSED: Jeff Drozd, Vicki Bridenstine

FUTURE AGENDA ITEMS

None

PUBLIC COMMENTS

Kevin Hall, Yucca Valley, spoke about an issue regarding animal control.

STAFF REPORTS AND COMMENTS

Staff provided an update on the status of current and upcoming private land development project. Staff also provided an update on the status of current capital projects.

COMMISSIONER REPORTS AND COMMENTS

Commissioner Evans thanked staff for their work. He also commented on the lack of yellow striping near the medians just west of Dumosa on Hwy 62. Staff said that the

project was signed off by Caltrans and they will look into the issue and report on why that section was different.

Commissioner McHenry thanked staff. He asked if there had been any response from Caltrans regarding the intersection Sage of Hwy 62. Staff said that Caltrans has agreed to install 5 curve ahead chevrons, and Caltrans said they will be installed by end of October.

Commissioner Whitten thanked staff. He also commented on the dangerous of intersection of Sage and Hwy 62, and spoke against distracted driving. He also spoke about the issues caused by motorist making illegal turning motions on Hwy 62 in front of AMPM and Sonic. Staff said that they had previously requested delineators for that area and Caltrans denied the request.

ANNOUNCEMENTS

The next meeting of the Planning Commission will be held on October 27, 2015 at 6:00 PM.

ADJOURNMENT

The meeting adjourned at 6:54 pm.

Respectfully Submitted,

Allison Brucker
Commission Secretary

Town of Yucca Valley

PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Diane Olsen, Planning Technician
 Shane Stueckle, Deputy Town Manager
Date: October 8, 2015
Meeting Date: November 10, 2015

Subject: Environmental Assessment, EA 09-15 ; Variance, V 02-15; Land Use
 Compliance Review, LUCR 02-15 Social Security Administration Building

Recommendation:

Environmental Assessment, EA 09-15: That the Planning Commission finds the project exempt from CEQA pursuant to Section 15301, Class 01, Existing Facilities.

Variance, V 02-15: That the Planning Commission approves V-02-15, approving a 17.5 foot encroachment into a recorded building setback area, based upon the information contained within the staff report and the required findings.

Land Use Compliance Review, LUCR 02-15: That the Planning Commission approves LUCR 02-15, approving the construction of a 554 square foot addition to the existing Social Security Administration building, based upon the findings, the information contained within the staff report and the recommended conditions of approval

Prior Commission Review:

There has been no prior Planning Commission review of this project.

Executive Summary:

This application is for a 554 square foot addition to the existing Social Security Administration building located at the northwest corner of SR 62 and Palm. The Land Use Compliance Review process is typically required for minor additions to existing commercial structures and is reviewed at staff level. This project also involves a variance to encroach 17.5 feet into the recorded building setback area, which requires Planning Commission action. Therefore, the Land Use Compliance Review and Variance applications are before the Planning Commission for consideration.

Order of Procedure:

Request Staff Report
 Open Public Hearing
 Request Public Comment

Close Public Hearing
 Commission Discussion/Questions of Staff
 Motion/Second
 Discussion on Motion
 Call the Question (Roll Call Vote)

Case: ENVIRONMENTAL ASSESSMENT, EA 09-15
 VARIANCE, V 02-15
 LAND USE COMPLIANCE REVIEW, LUCR 02-15 SOCIAL SECURITY

Request: REQUEST FOR APPROVAL FOR A 554 SQUARE FOOT ADDITION TO AN EXISTING 4,950 SQUARE FOOT SOCIAL SECURITY ADMINISTRATION BUILDING. VARIANCE, V 02-15 IS A REQUEST TO ENCROACH 17.5 FEET INTO THE RECORDED BUILDING SETBACK AREA.

Applicant: IOTA PARTNERS, LLC
 60351 ARNOLD MARKET RD
 BEND, OR 97702

Property Owner:
 IOTA PARTNERS, LLC
 60351 ARNOLD MARKET RD
 BEND, OR 97702

Representative:
 GREG BANDELIN
 SIXTY FIRST PLACE ARCHITECTS
 7120 E. INDIAN SCHOOL RD STE L
 SCOTTSDALE, AZ 85251

Location: THE PROJECT IS LOCATED AT 56492 29 PALMS HWY, AT THE NORTHWEST CORNER OF 29 PALMS HWY AND PALM AVE AND IS FURTHER IDENTIFIED AS APN: 595-022-09.

Existing General Plan Land Use Designation:
 THE SITE IS DESIGNATED COMMERCIAL (C) WITH A CORRIDOR RESIDENTIAL OVERLAY

Existing Zoning Designation:
 THE SITE IS DESIGNATED GENERAL COMMERCIAL (C-G)

Surrounding General Plan Land Use Designations:

NORTH: LOW DENSITY RESIDENTIAL (LDR) 2.1-5.0 DU/ACRE
 SOUTH: COMMERCIAL (C) WITH A CORRIDOR RESIDENTIAL OVERLAY
 EAST: COMMERCIAL (C) WITH A CORRIDOR RESIDENTIAL OVERLAY
 WEST: COMMERCIAL (C) WITH A CORRIDOR RESIDENTIAL OVERLAY

Surrounding Zoning Designations:

NORTH: RESIDENTIAL SINGLE FAMILY 5 UNITS PER ACRE (RS-5)
 SOUTH: GENERAL COMMERCIAL (C-G)
 EAST: GENERAL COMMERCIAL (C-G)
 WEST: GENERAL COMMERCIAL (C-G)

Surrounding Land Use:

NORTH: OFFICE
 SOUTH: PAWN SHOP, AUTO PARTS
 EAST: GAS STATION
 WEST: VACANT LOT

RECOMMENDATIONS:

Environmental Assessment, EA 09-15: That the Planning Commission finds that the project is exempt from CEQA pursuant to Section 15301, Class 01, Existing Facilities

Variance, V 02-15: That the Planning Commission approves V-02-15, approving a 17.5 foot encroachment into the recorded building setback area, based upon the information contained within the staff report and the required findings.

Land Use Compliance Review, LUCR 02-15: That the Planning Commission approves LUCR 02-15, approving the construction of a 554 square foot addition to the existing Social Security Administration building, based upon the findings, the information contained within the staff report and the recommended conditions of approval.

Appeal Information:

Actions by the Planning Commission, including any finding that a negative declaration be adopted, may be appealed to the Town Council within 10 calendar days. Appeal filing and processing information may be obtained from the Planning Division of the Community Development Department. Pursuant to Section 9.63.090 of the Development Code, minor modifications may be approved by the Planning Division if it is determined that the changes would not affect the findings prescribed in Section 9.63.080 of the Development Code, Required Findings, and that the subject of the proposed changes were not items of public

controversy during the review and approval of the original permit, including modifications to phasing schedules for the project.

I. GENERAL INFORMATION

PROJECT DESCRIPTION: The applicant is requesting approval to add 554 square feet to the existing 4,950 square foot Social Security Administration building. The variance request is to allow the 554 square foot addition to encroach 17.5 feet into the recorded setback area.

LOCATION: The project is located at 56492 29 Palms Hwy, on the northwest corner of 29 Palms Hwy and Palm Avenue and is further identified as APN 595-022-09.

PROJECT SYNOPSIS

SITE COVERAGE

BUILDING AREA	Existing Building Addition	4,950 sq ft 554 sq ft
PHASED CONSTRUCTION	No	
FLOOD ZONE	Map 8860, Zone X (areas determined to be outside the 0.2% annual chance floodplain).	
ALQUIST PRIOLO ZONE	No	
OFF-SITE IMPROVEMENTS REQ.	No	
ASSESSMENT DISTRICTS REQ.	No	
RIGHT-OF-WAY DEDICATION REQ.	Yes, additional 12 feet for 29 Palms Hwy.	
UTILITY UNDERGROUNDING	All new service lines shall be underground in conformance to Ordinance 233, or as amended by Town Council.	
AIRPORT INFLUENCE AREA	No	
AIRPORT SAFETY REVIEW AREA:	No	
TRAILS & BIKE LANE MASTER PLAN	No	
PUBLIC FACILITY MASTER PLAN	No facilities on or adjacent to the project site.	
PARKS AND RECREATION MASTER PLAN	No facilities on or adjacent to the project site.	
MASTER PLAN OF DRAINAGE	No	

STREET LIGHTS	No
SPECIFIC PLAN/PLANNED DEVELOPMENT	No
GATEWAY REIMBURSEMENT DISTRICT	No
AVALON SIGNAL REIMBURSEMENT DISTRICT	No
FUTURE PLANNING COMMISSION ACTION REQUIRED	No
FUTURE TOWN COUNCIL ACTION REQUIRED	Only if the Commission's action is appealed

II. PROJECT ANALYSIS

GENERAL PLAN CONSIDERATION: The proposed project is located on a parcel designated as Commercial (C) with a Corridor Residential Overlay. The Commercial land use district allows “local and regional serving retail and service uses, including uses such as shopping centers, and malls, small commercial centers, hotels, commercial recreation uses such as movie theaters and bowling alleys, restaurants, supermarkets, and personal services. Office uses are also allowed, including financial, legal, insurance, and other professional office uses. Research and development, technology centers, and business parks are also permitted.” The Corridor Residential Overlay allows residential infill projects in three transition areas between commercial, mixed use and special policy areas long SR 62.

ENVIRONMENTAL CONSIDERATIONS: The project is exempt from the requirements of CEQA subject to Section 15301, Class 01, Existing Facilities

ADJACENT LAND USES: The project site is on the northwest corner of 29 Palms Hwy and Palm Avenue. Surrounding uses include a real estate office to the north, an auto parts store and pawn shop to the south, a gas station to the east and a vacant lot to the west.

SITE CHARACTERISTICS: The project site is an existing developed site containing the Social Security Administration building. The addition is proposed to be constructed at the south west corner of the existing building.

BUILDING ELEVATIONS: The proposed project is an addition to an existing single story commercial building with a flat roof. The architectural type of the building is santa fe style painted a light tan color. The materials and colors of the addition are proposed to match the existing building. Architectural renderings are attached to the staff report.

PARKING: Pursuant to Chapter 9.33 of the Development Code, parking for general office uses

is based upon one parking space per 250 square feet of floor area. The total square footage of the completed project will be 5,504 square feet. Therefore, 22 parking spaces are required. One ADA parking space is required for each 25 parking spaces required, therefore one van accessible ADA parking space is required for the proposed project. The applicant has identified the installation of 24 parking spaces, to include two ADA spaces, on the site plan.

TRASH ENCLOSURE: The required trash enclosure is located on the northwest corner of the property.

SIGNS: An existing wall sign is located on the south elevation of the building and no additional signs are proposed as a part of the project.

DISCUSSION: The proposed project is located in the General Commercial (C-G) zoning district. General office uses are identified as a permitted use in this zoning designation.

The proposed project is an addition of 554 square feet to an existing 4,950 square foot Social Security Administration building. The variance request is to encroach 17.5 feet into the recorded setback.

There is a 68' recorded building setback line on the property for a proposed outer highway and for Southern California Edison facilities. The proposed outer highway was abandoned in 1974. The applicant has obtained authorization from Edison to encroach into the recorded building setback. A copy of the abandonment document and the approval letter from Edison are attached to the staff report.

Between approximately Scarvan Road and Palm, an outer highway was originally planned and designed to be constructed. As noted on development patterns in the surrounding area to the project site, only the area on the north side of SR 62, between Scarvan and Palm, are setback sufficiently to allow for development of the outer highway. Properties to the east of Palm are developed close to SR 62 and do not reflect the building setback area, as are properties to the south and west of the project site. Therefore the planned outer highway created a setback that is not applied to other similarly zoned properties in the surrounding area.

Chapter 9.66 of Article 4, Permit Procedures, establishes the Land Use Compliance Review (LUCR) process. The LUCR process is used when an existing development is proposed for expansion. Land Use Compliance Review applications are typically reviewed by the Director. The proposed project also includes a variance to encroach 17.5 feet into the recorded setback. While the LUCR process allows for Director approval, the variance request requires action by the Planning Commission. Therefore, staff brought the project as a whole to the Planning Commission for their consideration.

Section 9.66.010, A. through E. identify the standards that are and are not applicable to LUCR applications, as provided below.

9.60.10 Applicability

A. A Land Use Compliance review is required for proposed expansions of existing developed properties pursuant to Table 4.4:

TABLE 4.4 LAND USE COMPLIANCE EXPANSION THRESHOLDS		
SQUARE FOOTAGE OF EXISTING BUILDING	MAXIMUM SQUARE FOOTAGE	MAXIMUM PERCENTAGE
up to 5,000	1250 sq ft	50%
5,001 – 10,000	2000 sq ft	50%
10,001 +	2500 sq ft	50%

Proposed total expansions through Land Use Compliance Review applications shall not exceed the maximum square footage threshold or exceed the maximum percentage threshold identified in table 4.4.

B. Expansions which exceed the thresholds specified in Table 4.4 shall follow the procedures in Chapter 9.63 Conditional Use Permit Review Criteria or Chapter 9.68 Site Plan and Design Review Permit as required by the specific Land Use District in which the property is located.

C. Projects are reviewed and acted upon by the Director and notice is not required.

D. Projects which fall within the thresholds of the Land Use Compliance Review shall comply with the following:

1. Commercial Design Guidelines
2. Outdoor Lighting regulations
3. Parking and screening requirements
4. Sign regulations

5. Dedication of easements for drainage facilities, streets, trails, avigation easements as required by this code and any adopted plans.

6. *All other applicable Development Code regulations*
- E.** *Projects which fall within the thresholds of the Land Use Compliance Review shall not be required the following:*
1. *Half-width (½) street Improvements (curb, gutter, sidewalk, street lights, pavement) on all streets fronting the project*
 2. *Onsite water retention of incremental increase (addressed by applicant)*
 3. *Improvements to drainage facilities, except as defined by the parameters of the Council policies regarding drainage facilities*
 4. *Assessment Districts formation (including Landscape and Lighting, Street and Drainage and Public Safety)*
 5. *Utility Undergrounding, pursuant to adopted standards*
 6. *Additional Landscaping”*

As the Commission will note under Section 9.66.010, E., the following are not required.

1. *Half-width (½) street Improvements (curb, gutter, sidewalk, street lights, pavement) on all streets fronting the project*
2. *Onsite water retention of incremental increase*
3. *Improvements to drainage facilities, except as defined by the parameters of the Council policies regarding drainage facilities*
4. *Assessment Districts formation (including Landscape and Lighting, Street and Drainage and Public Safety)*
5. *Utility Undergrounding, pursuant to adopted standards*
6. *Additional Landscaping”*

The provisions for variances as described in the Development Code are established to insure that any property, because of special circumstances, such as size, shape topography, location, or surroundings shall be accorded privileges commonly enjoyed by other properties in the same

vicinity.

Variances are reviewed by the Commission at a public hearing. The Commission shall find that the following findings are true in order to approve a variance:

1. Will the granting of the variance be materially detrimental to other land uses in the area, or interfere with the present or future ability to use solar energy systems?

The granting of the variance will not be detrimental to other properties in the area. The proposed variance is a result of a recorded setback for a proposed outer highway and for an Edison easement. The proposed outer highway has been abandoned and the applicant has received approval from Edison to encroach 17.5 feet into the setback. The properties to the east are developed properties oriented closer to 29 Palms Hwy. The properties to the west are existing developed properties. The variance will not interfere with the present or future ability to use solar energy systems.

2. Are there exceptional or extraordinary circumstances or conditions applicable to the property or to an intended use that do not apply to other properties in the same district or vicinity?

There is a 68 foot setback recorded on the property for a proposed outer highway and for an Edison easement. The proposed outer highway has been abandoned and the applicant has received approval from Edison to encroach 17.5 feet in the recorded setback.

3. Would the strict application of the land use district deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district?

This property contains 68' setback recorded on the tract map for a proposed outer highway and for an Edison easement. The proposed outer highway has been abandoned and the applicant has obtained permission from Edison to encroach into the utility setback. The properties to the east and to the south of the project are developed properties oriented closer to 29 Palms Hwy. The property directly west of the project is a vacant lot, and the properties further west are existing developed properties.

4. Is the granting of the variance compatible with the objectives, policies, general land uses and programs in the General Plan, the Development Code and any applicable plan or other ordinance?

Yes, the variance is compatible with the following polices of the General Plan, Policy LU 1-17 states *“Encourage the renovation of existing commercial and industrial areas to improve appearance, environmental responsiveness use of infrastructure and functionality”*,

Alternatives:

None recommended

Fiscal Impact:

N/A

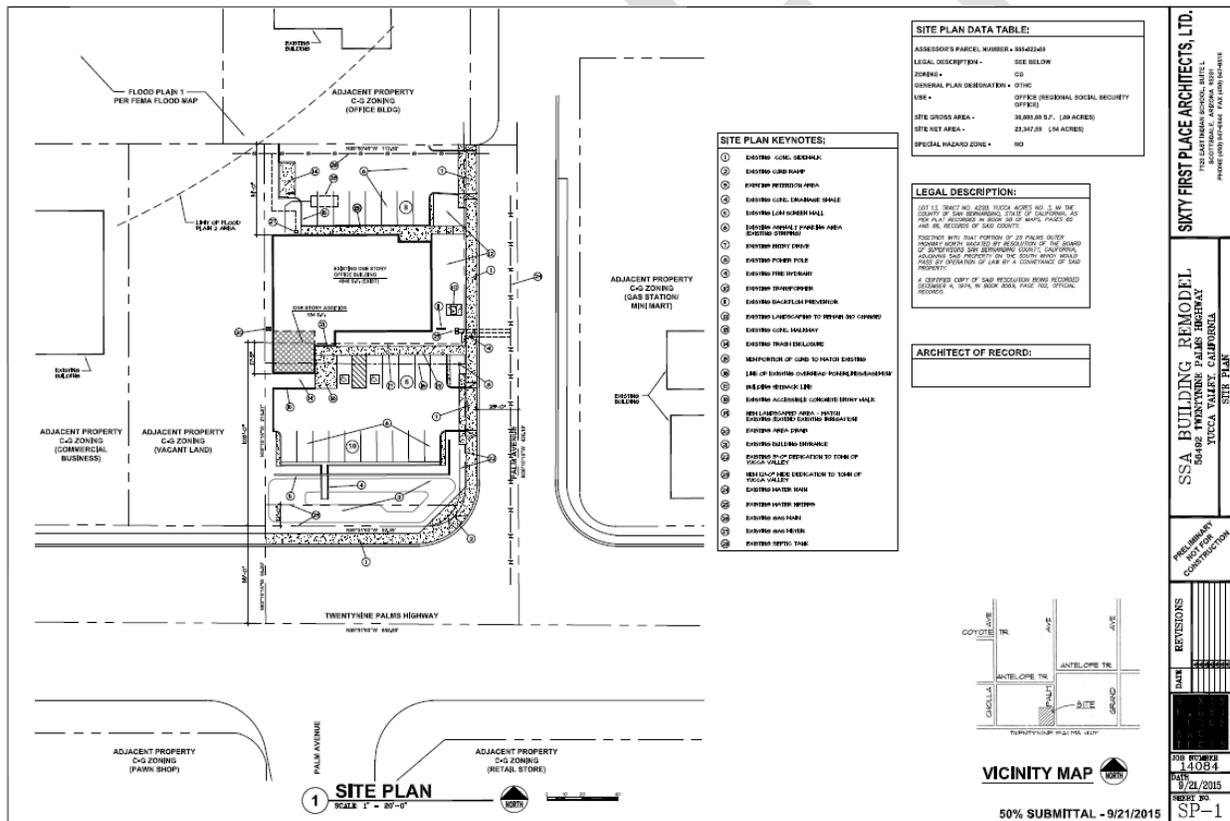
Attachments:

Draft Conditions of Approval
Standard Exhibts
Land Use Compliance Review Application
Variance Application
Site Plan
Elevations
Edison Approval Letter
Outer Highway Abandonment Document
Tract Map 4220
Chapter 9.66 LUCR
Chapter 9.73 Variance
Chapter 9.09 Commercial Districts

LUCR 02-15 Social Security
 Planning Commission 11-10-2015

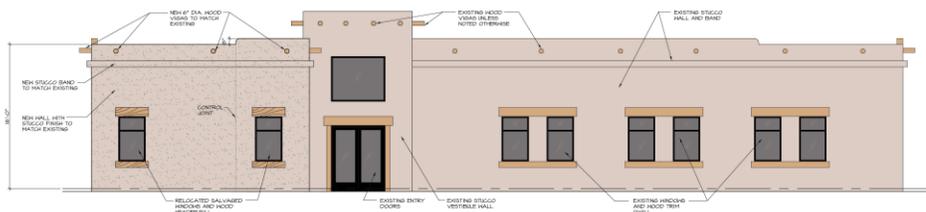
**TOWN OF YUCCA VALLEY
 CONDITIONS OF APPROVAL
 LAND USE COMPLIANCE REVIEW, LUCR 02-15
 VARIANCE, V 02-15
 SOCIAL SECURITY ADMINISTRATION**

This approval is for Land Use Compliance Review, LUCR 02-15, a request for an addition of 554 square feet to an existing 4,950 square foot Social Security Administration building and a Variance to encroach 17.5 feet into the recorded setback. The project is located at 56492 29 Palms Hwy, on the northwest corner of 29 Palms Hwy and Palm Avenue and is identified as APN: 595-022-09.

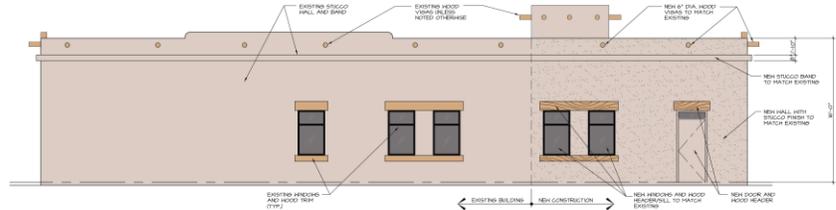


Attachment: Draft Conditions of Approval (1185 : Social Security)

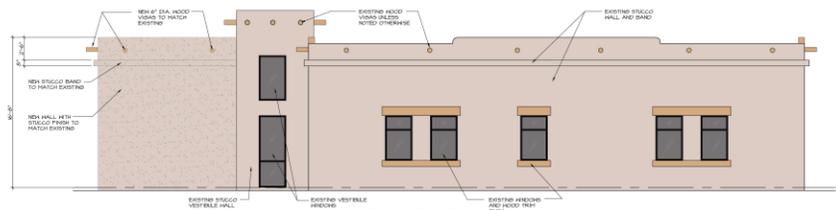
Applicant Initials _____



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"

SIXTY FIRST PLACE ARCHITECTS, LTD.
 1000 W. STATE ST. SUITE 100
 YUCCA VALLEY, ARIZONA 85325
 PHONE (480) 347-6844 FAX (480) 347-9111

SSA BUILDING REMODEL
 1000 W. STATE ST. SUITE 100
 YUCCA VALLEY, CALIFORNIA
 BUILDING ELEVATIONS

DATE	REVISIONS
11/10/14	ISSUE FOR PERMIT

SIXTY FIRST PLACE ARCHITECTS
 1000 W. STATE ST. SUITE 100
 YUCCA VALLEY, ARIZONA 85325
 14084
 DATE: 8/26/2015
 SHEET NO. A-3

GENERAL CONDITIONS

- G1. The applicant shall agree to defend, indemnify and hold harmless the Town of Yucca Valley, its agents, officers and employees, at his sole expense, against any action, claim or proceedings brought against the Town or its agents, officers or employees, to attack, set aside, void, or annul this approval or 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. The Town shall promptly notify the applicant of any claim, action or proceedings arising from the Town's approval of this project, and the Town shall cooperate in the defense.

- G2. This Land Use Compliance Review shall become null and void if construction has not commenced within three (3) years of the Town of Yucca Valley date of approval. Extensions of time may be granted by the Planning Commission, in conformance with

Applicant Initials _____

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 Planning Commission 11-10-2015

the Town of Yucca Valley Development Code. The applicant is responsible for the initiation of an extension request.

Approval Date: November 10, 2015

Expiration Date: November 10, 2018

- G3. The applicant shall ascertain and comply with requirements of all State, County, Town and local agencies as are applicable to the project. These include, but are not limited to, County of San Bernardino Environmental Health Services, County of San Bernardino Transportation/Flood Control, County of San Bernardino Fire Department, Yucca Valley Building and Safety, Caltrans, High Desert Water District, Airport Land Use Commission, California Regional Water Quality Control Board, Colorado River Region, the Federal Emergency Management Agency, MDAQMD-Mojave Desert Air Quality Management District, Community Development, Engineering, and all other Town Departments.
- G4. All conditions are continuing conditions. Failure of the applicant to comply with any or all of said conditions at any time may result in the revocation of any construction permits for the project.
- G5. No on-site or off-site work shall commence without obtaining the appropriate permits for the work required by the Town and the appropriate utilities. The approved permits shall be readily available on the job site for inspection by Town personnel.
- G6. The applicant shall pay all fees charged by the Town as required for application processing, plan checking, construction and/or inspections. The fee amounts shall be those which are applicable and in effect at the time work is undertaken and accomplished. Fees for entitlement prior to construction permits are based on estimated costs for similar projects. Additional fees may be incurred, depending upon the specific project. If additional fees for services are incurred, they must be paid prior to any further processing, consideration, or approval(s).
- G7. All improvements shall be inspected by the Town as appropriate. Any work completed without proper inspection may be subject to removal and replacement under proper inspection.
- G8. All refuse shall be removed from the premises in conformance with Yucca Valley Town Code 33.083.
- G9. During construction, the applicant shall be responsible to sweep public paved roads adjacent to the project as necessary and as requested by the Town to eliminate any site related dirt and debris within the roadways. During business activities, the applicant shall keep the public right-of-way adjacent to the property in a clean and sanitary condition.

Applicant Initials _____

- G10. No staging of construction equipment or parking of worker's vehicles shall be allowed within the public right-of-way of streets or other public improvements that have been accepted into the Town's maintained system
- G11. 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 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).
- G12. Each phase of the project shall function independently of all other phases. All improvements shall be completed for each phase to ensure that each phase functions separate from the remainder of the project, and shall include, but not be limited to, street improvements, drainage and retention/detention facilities, water delivery systems, fire suppressions systems, post construction erosion and sediment control systems, all utilities necessary to serve the project, and those improvements deemed necessary by the Town. All phasing plans shall be illustrated on rough and precise grading plans, erosion and sediment control plans, all plan required for obtaining native plant plan approval, and on any other plan as deemed necessary by the Town.
- G13. At least one sign per street frontage shall be posted on the site and must contain the following information: the grading permit number, the project name, map number (if appropriate), the authorized dust controller phone number(s) and the Town phone number. The signs must be obtained and installed by the developer using the sample format to be provided. The signs must be present at the pre-construction meeting or the grading permit will not be issued. The developer must keep the contact name and phone number active and current at all times. Failure of the contact system may be considered grounds for revocation of the permit.
- G14. At the time of permit issuance the applicant shall be responsible for the payment of fees associated with electronic file storage of documents
- G15. The applicant shall reimburse the Town for the Town's costs incurred in monitoring the developer's compliance with the Conditions of Approval including, but not limited to, inspections and review of developer's operations and activities for compliance with all applicable dust and noise operations. This condition of approval is supplemental and in addition to normal building permit and public improvement permits that may be required pursuant to the Yucca Valley Municipal Code.

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- G16. Prior to the issuance of a Certificate of Occupancy for any habitable structure in each phase of the project, all improvements shall be constructed, final inspection performed, punch-list items completed, and all installations approved by the appropriate agency.
- G17. 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.
- G18. For any import or export of material, the applicant shall provide the following for review by the Town Engineer: the route of travel, number of trucks, daily schedule, and length of time required. No hauling of material shall begin without the Town Engineer's approval.
- G19. Prior to any work being performed within the public right-of-way, the applicant shall provide the name, address, telephone, facsimile number, and e-mail address of the Contractor to perform the work. A description of the location, purpose, method of construction, and surface and subsurface area of the proposed work shall be supplied. A plat showing the proposed location and dimensions of the excavation and the facilities to be installed, maintained, or repaired in connection with the excavation, shall be provided and such other details as may be required by the Town Engineer.
- G20. The site shall be developed in accordance with the approved plans on file with the Town of Yucca Valley, in accordance with the Conditions of Approval approved for the project, and in accordance with the General Plan and Development Code. Prior to any use of the project site or business activity being commenced thereon, all Conditions of Approval shall be completed to the satisfaction of the Town.
- G21. Prior to issuances of building permits, all site plans, grading plans, landscape and irrigation plans, drainage/flood control plans, public improvement plans, erosion and sediment control plans, shall be coordinated for consistency with this approval.
- G22. The Town may allow phased construction of the project provided that the improvements necessary to adequately serve or mitigate the impacts of each phase of development are completed prior to the issuance of a Certificate of Occupancy for that phase.
- G23. The applicant or the applicant's successor-in-interest shall be responsible for maintaining any undeveloped portion of the site in a manner that provides for the control of weeds, erosion and dust.
- G24. If archaeological, paleontological or historical resources are uncovered during excavation or construction activities at the project site, work in the affected area will

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- cease immediately and a qualified person with appropriate expertise shall be consulted by the applicant regarding mitigation measures to preserve or record the find. Recommendations by the consultant shall be implemented as deemed necessary and feasible by the Town before work commences in the affected area. If human remains are discovered, work in the affected area shall cease immediately and the County Coroner shall be notified. If it is determined that the remains might be those of a Native American, the California Native American Heritage Commission shall be notified and appropriate measures provided by State law shall be implemented.
- G25. All street dedications shall be irrevocably offered to the public and shall continue in force until the Town accepts or abandons such offers. All dedications shall be free of all encumbrances as approved by the Town Engineer.
- G26. The final conditions of approval issued by the approving authority shall be photographically or electronically placed on bond (blue/black line) paper and included in the Grading and Street Improvement plan sets on 24" x 36" bond (blue/ black line) paper and submitted with the plans for plan check. These conditions of approval shall become part of these plan sets and the approved plans shall be available in the field and during construction. Plan check fees shall not be charged for sheets containing the Conditions of Approval.
- G27. Prior to issuance of a certificate of occupancy, the applicant shall submit all improvement plans on compact disks in digital format acceptable to the Town Engineer.
- G28. Violations of any condition or restriction or prohibition set forth in these conditions, including all approved construction plans, public and private, for this project and subject to the Town's overall project approval and these conditions of approval, shall subject the owner, applicant, developer or contractor(s) to the remedies as noted in the Municipal Code. In addition, the Town Engineer or Building Official may suspend all construction related activities for violation of any condition, restriction or prohibition set forth in these conditions until such time as it has been determined that all operations and activities are in conformance with these conditions.

PLANNING CONDITIONS

- P1. 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. Protection shall be provided by constructing adequate drainage facilities, including, but not limited to modifying existing facilities or by securing a drainage easement.

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- P2. Utility undergrounding shall be in accordance with Ordinance 233, or as amended by Town Council.
- P3. All exterior lighting shall comply with the Ordinance 90, Outdoor Lighting and shall be illustrated on all construction plans.
- P4. Parking and on-site circulation requirements shall be provided and maintained as follows. Areas reserved for access drive and/or fire lanes shall be clearly designated.
- a) Any occupancy which requires additional parking that has not been provided for through this Land Use Compliance Review shall not be approved until a revision is submitted for review and approval showing the additional parking.
 - b) All marking to include parking spaces, directional designation, no parking designation and fire lane designations shall be clearly defined and said marking shall be maintained in good condition at all times. The Town Traffic Engineer shall approve all signage and markings for the circulation related signage.
 - c) All paved parking stalls shall be clearly striped and permanently maintained with double or hairpin lines with the two lines being located an equal 9 inches on either side of the stall sidelines. All regular parking stalls be a minimum 9' x 19'.
 - d) A minimum of twenty-two (22) paved parking spaces shall be provided, to include one van accessible ADA parking space.

ENGINEERING CONDITIONS

- E1. **Dedicate, or show there exists, sufficient right of way for a Highway – 6 Lanes Divided roadway along State Route 62. Right of way requirements are for 67 foot half-width street section.**
- E2. Prior to the issuance of a Grading Permit, a Grading Plan prepared by a recognized professional Civil Engineer shall be submitted, and the corresponding fees shall be paid to the Town prior to any grading activity. The rough and precise Grading Plans shall be reviewed and approved by the Town Engineer prior to issuance of grading permits. The applicant/owner is responsible for all fees incurred by the Town. Prior to Certificate of Occupancy, the Engineer-of-Record shall survey and certify that the site grading was completed in substantial conformance with the approved Grading Plans.

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- E4. The rough grading shall be certified by a civil engineer that it was completed in substantial conformance with the approved rough Grading Plans. Prior to the issuance of any building permits the project Engineer shall certify the finished lot was graded in conformance to approved plans.
- E5. A retention basin **and/or underground storage system** shall be constructed and functional prior to the issuance of certificate of occupancy for the any structure within the project. The applicant shall provide on-site retention for the incrementally larger flows caused by development of the site, pursuant to a final drainage report, subject to review and approval by the Town Engineer. **The basin shall be sized and located such that it will not be located within the future right of way.**
- E6. A **final** drainage report, prepared by a registered Civil Engineer, shall be prepared to determine the flows exiting the site under current undeveloped conditions compared to the incrementally larger flows due to the development of the site. The retention basin size will be determined, per County of San Bernardino Flood Control methodology, such that incremental 100 year 24-hour storm volume, plus 10%, is retained on-site, or as otherwise determined by the Town Engineer.
- E7. In lieu of an engineered drainage report the retention basin and/or underground storage system shall be sized to retain 550 cubic feet of storm water for each 1,000 square feet, and increments thereof, of impervious area proposed (structures, driveways, parking areas, etc.).
- E8. Basin(s) shall be designed to fully dissipate storm waters within a 48 hour period.
- E9. A pre-filtration system shall be installed for all drain lines connected to any underground storage system to collect sediment and hydrocarbon material prior to discharge into the underground system.
- E10. 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 property owner.
- E11. In conjunction with precise grading certification, all drainage systems, both public and private, shall be certified by a civil engineer that they have been constructed in substantial conformance with the approved plans, and shall be certified that they have the required capacity and will operate in accordance with the approved drainage reports for the project.
- E12. No on-site or off-site work shall commence without obtaining the appropriate permits for the work involved from the Town. The approved permits shall be readily available on the job-site for inspection by the Town personnel.
- E13. All grading activities shall minimize dust through compliance with MDAQMD Rules 402 and 403.

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- E14. Prior to issuance of a grading permit, a Fugitive Dust and Erosion and Sediment Control Plan shall be submitted and approved by the Town Engineer. The Fugitive Dust and Erosion and Sediment Control Plan shall illustrate all proposed phasing for construction of the project.
- E15. 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.
- E16. The Applicant shall restore any pavement cuts required for installation or extension of utilities for his project within the public right-of-way. In all cases where cuts are allowed, the Applicant is required to patch the cuts to Town standards and the approval of the Town Engineer. The patching shall include a grinding of the pavement to a width 4 feet beyond the edge of the trench on each side, or as determined by the Town Engineer, and replacement with a full-depth asphalt concrete recommended by the Soils Engineer.
- E17. The Applicant shall accept and properly dispose of all off-site drainage flowing onto or through the site.
- E18. The Applicant shall construct the replacement of any identified damaged curb and gutter, sidewalk, drive approach, asphalt concrete pavement, meter boxes, and other infrastructure on Kickapoo Trail that may be required by the Town Engineer.
- E19. The Applicant shall install all water and sewer systems required to serve the project. All water and sewer systems shall be completed to the requirements of the Hi Desert Water District.
- E20. The Applicant shall observe the construction of this project to make certain that no damage or potential for damage occurs to adjacent roadway, existing improvements, adjacent property and other infrastructure. The applicant shall be responsible for the repair of any damage occurring to offsite infrastructure and/or property damage as determined by the Town Engineer. The applicant shall repair any such damage prior to certificate of occupancy. If the damage is such that it is not repairable within a reasonable amount of time as determined by the Town Engineer, the applicant may petition the Town Engineer for additional conditions that may allow him the time, amount of surety and other requirements to repair the damage.
- E21. The Applicant shall be responsible for all improvements constructed within the public right-of-way as required by the conditions of approval. The improvements shall be constructed to the standards and requirements as determined and approved by the Town Engineer. Any improvements not considered to be to the required standards shall be replaced by the Applicant. The Applicant shall be required to maintain and repair those improvements prior to and after acceptance by the Town Council for the length of time required by the applicable conditions, standards and ordinances.
- E22. All improvement plans shall be designed by a Registered Civil Engineer.

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- E23. Any area which remains undeveloped for a period of more than 30 days shall be stabilized using either chemical stabilizers or a desert wildflower mix hydroseed on the affected portion of the site.
- E24. Prior to the issuance of any grading permit to disturb, expose or stockpile an aggregate of more than one acre of land, an erosion and sediment control plan for the project shall be submitted to and approved by the Town Engineer.
- E25. The Applicant shall be responsible for inspection, modification, and proper maintenance of the erosion control devices as necessary. If the Applicant fails or refuses to properly maintain the erosion control devices, the Town official may cause emergency maintenance work to be done in order to protect potentially impacted property.
- E26. If construction of erosion control systems outside of the project boundaries is necessary, permission to construct such systems from the owner of such off-site property is required. Plans for the off-site system shall be included with the on-site plans submitted to the Town Engineer. The plans for the off-site erosion control system shall include permission to grade and maintain the erosion control system from all affected property owners and letters of clearance and/or permits from all appropriate governmental entities.
- E27. The Applicant shall submit a post construction erosion and sediment control plan which identifies and illustrates all necessary improvements to prevent the movement and or loss of any soil and sediment materials from the project site, including all individual lots for construction of habitable structures, all slope banks, and all areas of the site capable of resulting in the deposit of soils and sediments with the street or storm drain system. The post construction erosion and sediment improvements shall be certified by a civil engineer that they were constructed in substantial conformance with the approved plans and specifications, if required.
- E28. 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.
- E29. It is understood that the plans correctly shows all existing easements, traveled ways and drainage courses, and that their omission may require the Land Use Compliance Review plans to be resubmitted for further consideration.
- E30. The following shall information regarding the presence of the Marine Corps Air Ground Combat Center (MGAGCC) shall be recorded on the title of each property contained within the boundaries of the Land Use Compliance Review.

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“The Marine Corps Air Ground Combat Center is located in the Morongo Basin. To prepare Marines for future conflicts, the MGAGCC carries out realistic training with military munitions, both day and night. As a result, Military aircraft fly over the area, and military vehicles drive on and off the base every day. This property is located directly under two aircraft flying routes and is located approximately 13 miles from the installation boundary. Consequently, you should expect to hear military training, see low-flying military aircraft, and encounter other experiences associated with the important mission of the MCAGCC”.

- E31. 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 the Town Engineer’s signature must contain the design engineer’s wet signature and stamp and all other required signatures.

BUILDING AND SAFETY CONDITIONS

- B1. All Plans to comply with 2013 California Building Codes, 2013 Electrical Code, 2013 Mechanical Code, 2013 Plumbing Code, 2013 Green Building and Energy Codes.
- B2. All Plans to be stamped and wet signed by California Licensed Engineer or Architect.
- B3. Provide required ADA access plan. Applicant to provide complying access from property line to all facilities; and entrances and exterior ground floor exits of all facilities. Accessible paths of travel shall be the most practical direct route feasible and may incorporate pedestrian ramps, curbs ramps, etc... All paths of travel shall comply unless there is an approved exception. Section CBC 11B-206.2
- B4. Obtain San Bernardino Environmental Health approval for on-site septic/Treatment system and Interceptor.
- B5. Obtain San Bernardino County Fire approval for tenant improvements.
- B6. Submit 3 complete sets of plans and provide 1 electronic copy of all plans and all calculations at the time of plan review submittal

Fire Conditions

- F1. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new

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construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.

- F2. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department.
- F3. The Applicant shall be responsible for all fees required by San Bernardino County Fire Department.
- F4. The Development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and evacuation routes.
- F5. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
- F6. Not less than 2 complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
- F7. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job-site.

Mojave Desert Air Quality Management District Condition

- M1. A "Notification of Demolition/Renovation" application must be completed and submitted to the District pursuant to Health and Safety Code Section 19827.5 for the demolition of any load bearing wall or foundation.

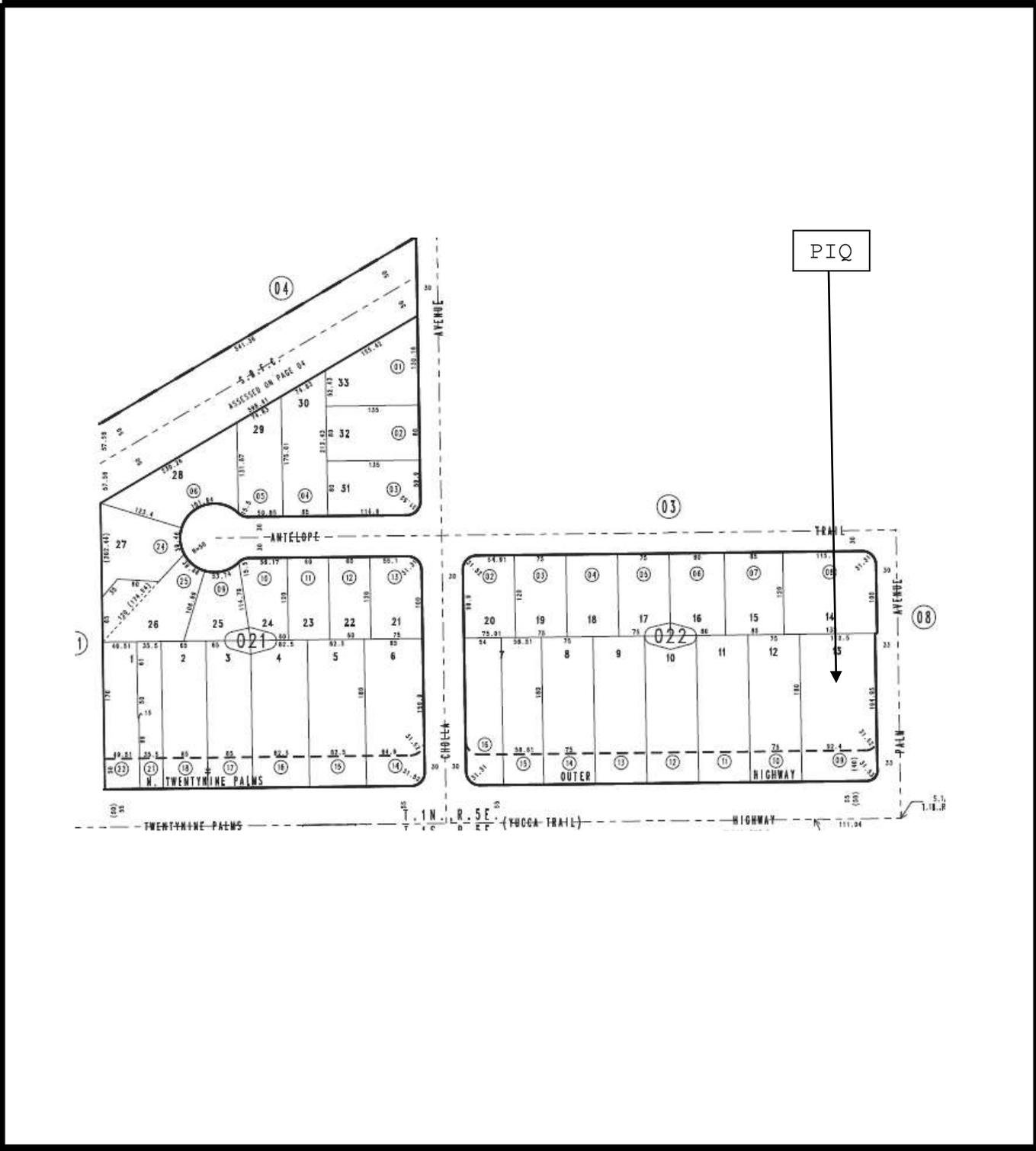
I HEREBY CERTIFY THAT THE APPROVED CONDITIONS OF APPROVAL WILL BE SATISFIED PRIOR TO OR AT THE TIMEFRAMES SPECIFIED AS SHOWN ABOVE. I UNDERSTAND THAT FAILURE TO SATISFY ANY ONE OF THESE CONDITIONS WILL PROHIBIT THE ISSUANCE OF ANY PERMIT OR ANY FINAL MAP APPROVAL.

Applicant's Signature _____ Date _____

Applicant Initials _____

TOWN OF YUCCA VALLEY

PROJECT NO.: LAND USE COMPLIANCE REVIEW, LUCR 02-15 SOCIAL SECURITY



Attachment: Standard Exhibits (1185 : Social Security)

ASSESSORS PARCEL MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: LAND USE COMPLIANCE REVIEW, LUCR 02-15 SOCIAL SECURITY

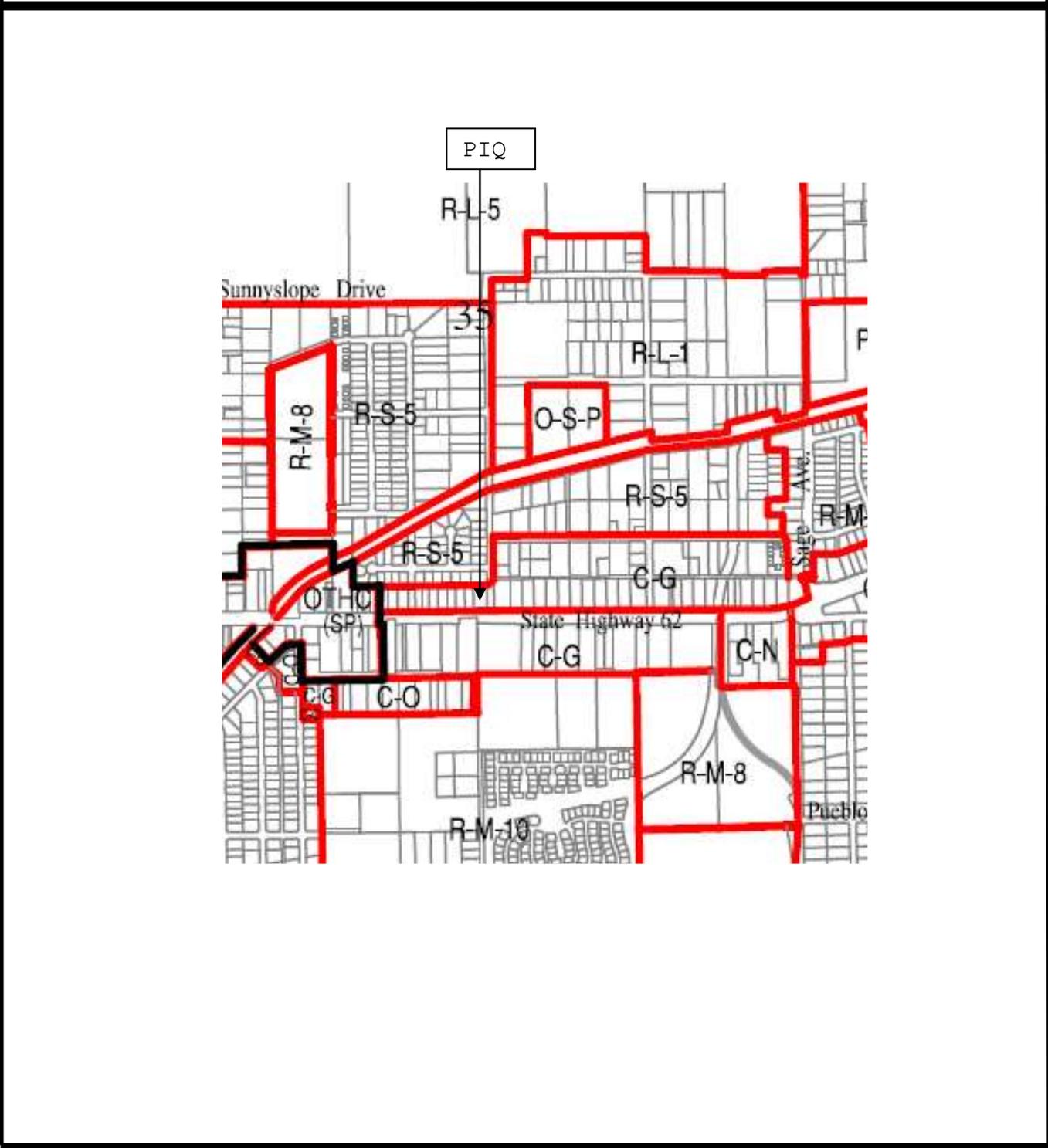


Attachment: Standard Exhibits (1185 : Social Security)

AERIAL PHOTO

TOWN OF YUCCA VALLEY

PROJECT NO.: LAND USE COMPLIANCE REVIEW, LUCR 02-15 SOCIAL SECURITY



ZONING MAP

Attachment: Standard Exhibits (1185 : Social Security)

TOWN OF YUCCA VALLEY

PROJECT NO.: LAND USE COMPLIANCE REVIEW, LUCR 02-15 SOCIAL SECURITY



GENERAL PLAN LAND USE

Attachment: Standard Exhibts (1185 : Social Security)

TOWN OF YUCCA VALLEY

PROJECT NO.: LAND USE COMPLIANCE REVIEW, LUCR 02-15 SOCIAL SECURITY



ALQUIST PRIOLO YUCCA VALLEY SOUTH

Attachment: Standard Exhibts (1185 : Social Security)

ALQUIST PRIOLO MAP

TOWN OF YUCCA VALLEY

PROJECT NO.: LAND USE COMPLIANCE REVIEW, LUCR 02-15 SOCIAL SECURITY




 ZONE X

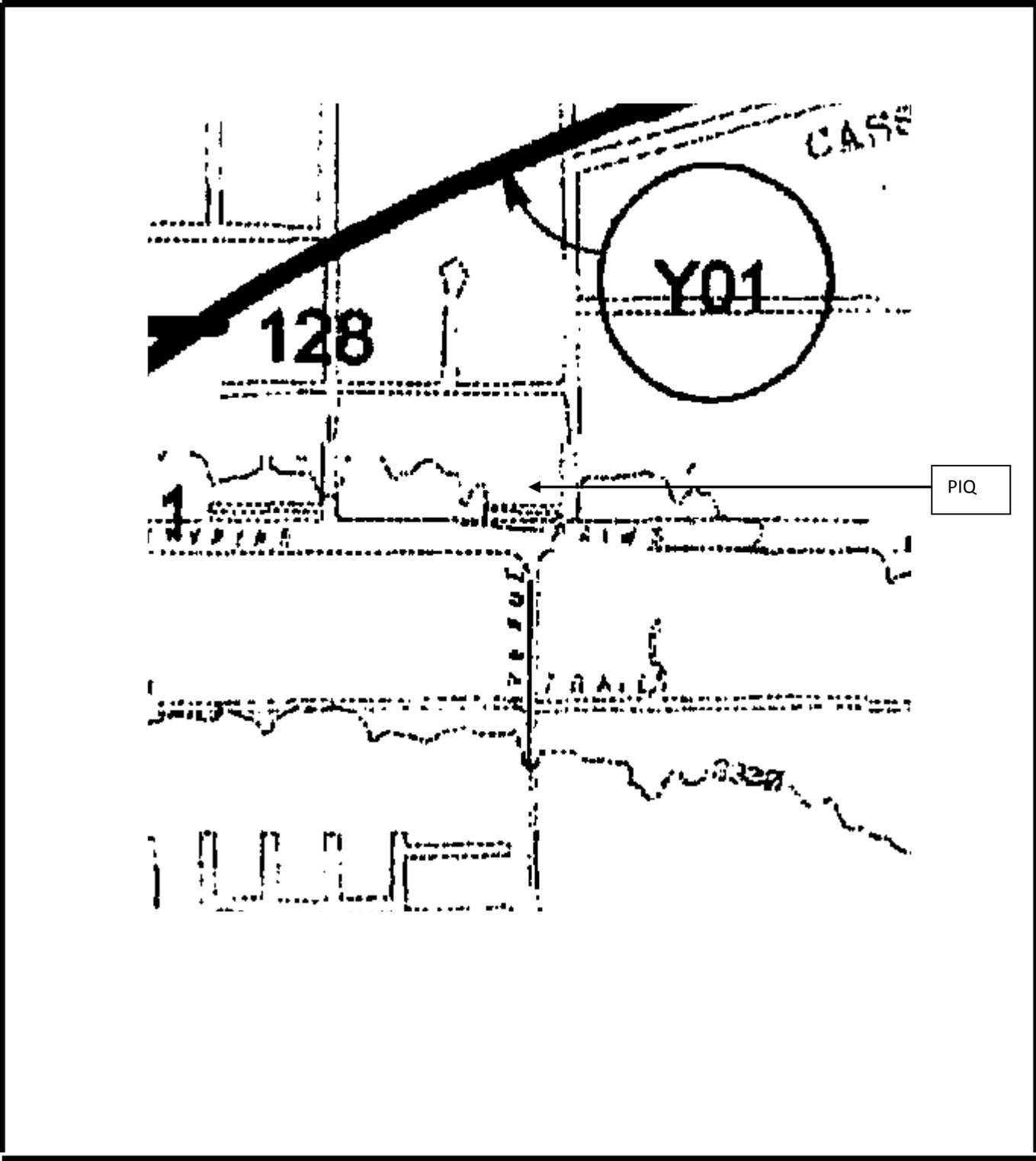
OTHER AREAS
 Areas determined to be outside the 0.2% annual chance floodplain.

FEMA FLOOD MAP 8860

Attachment: Standard Exhibts (1185 : Social Security)

TOWN OF YUCCA VALLEY

PROJECT NO.: LAND USE COMPLIANCE REVIEW, LUCR 02-15 SOCIAL SECURITY



MASTER PLAN OF DRAINAGE

Attachment: Standard Exhibts (1185 : Social Security)

TOWN OF YUCCA VALLEY

PROJECT NO.: LAND USE COMPLIANCE REVIEW, LUCR 02-15 SOCIAL SECURITY



Attachment: Standard Exhibts (1185 : Social Security)

BICYCLE FACILITIES



Land Use Compliance Review Application

Date received _____

By D OLSEN

Fee \$ 840

Case # LUCR-02-15
EA-09-15

Packet Pg. 41

General Information

APPLICANT Iota Partners LLC Phone 541-382-3064 Fax _____

Mailing Address 60351 Arnold Market Rd Email _____

City Bend State OR Zip 97702

REPRESENTATIVE Greg Bandelin Phone 480-947-6844 Fax _____

Mailing Address 7120 E. Indian School Rd., Suite L Email greg@sixtyfirstplace.com

City Scottsdale State AZ ZIP 85251

PROPERTY OWNER Iota Partners Phone 541-382-3064 Fax _____

Mailing Address 60351 Arnold Market Rd Email _____

City Bend State OR Zip 97702

Project Information

Project Address 56492 Twentynine Palms Hwy. Assessor Parcel Number(s) 595-022-09

Project Location N/W corner Twentynine Palms Hwy. and Palm Ln.

Project Description: Construct an approximately 554 s.f. expansion onto the existing single story 4940 s.f. office building. New addition will match existing building design and height (16'-8")

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

Town of Yucca Valley
Community Development Department
Planning Division
 58928 Business Center Dr
 Yucca Valley, CA 92284
 760 369-6575 Fax 760 228-0084
www.yucca-valley.org

Owner/Applicant Authorization

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

Signed: _____

Date: _____

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

Greg Bandelin

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

Signed: RJG ROBERT J. CHALFIN

Dated: July 30, 2015

Environmental Assessment

1. Property boundaries, dimensions and area (also attach an 8 1/2 x 11" site plan):

2. Existing site zoning: C-G 3. Existing General Plan designation: OTHC
4. Precisely describe the existing use and condition of the site: Existing single story office building with parking in front and rear. Regional Social Security office.
5. Existing Zoning of adjacent parcels:
 North C-G South N/A East N/A West C-G
6. Existing General Plan designation of adjacent parcels:
 North OTCH South N/A East N/A West OTHC
7. Precisely describe existing uses adjacent to the site: NORTH - EXISTING OFFICE BLDG. WEST - VACANT LAND
8. Describe the plant cover found on the site, including the number and type of all protected plants: EXISTING LANDSCAPING "LOW WATER USE" - SMALL AREA OF NEW LANDSCAPING TO MATCH EXISTING AND UTILIZE EXISTING IRRIGATION SYSTEM

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

Yes Maybe No

- | | |
|---|---|
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 9. Is the Site on filled or slopes of 15% or more or in a canyon? (A geological and/or soils Investigation report is required with this application.) |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 10. Has the site been surveyed for historical, paleontological or archaeological resources? (If yes, a copy of the survey report is to accompany this application.) |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 11. Is the site within a resource area as identified in the archaeological and historical resource element? |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 12. Does the site contain any unique natural, ecological, or scenic resources? |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 13. Do any drainage swales or channels border or cross the site? |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 14. Has a traffic study been prepared? (If yes, a copy of the study is to accompany this application.) |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | 15. Is the site in a flood plain? (See appropriate FIRM) |

Project Description

Complete the items below as they pertain to your project. Attach a copy of any plans submitted as part of the project application and any other supplemental information that will assist in the review of the proposed project pursuant to CEQA.

1. Commercial, Industrial, or Institutional Projects:

- A. Specific type of use proposed: Office Building (Regional Social Security Office)
- B. Gross square footage by each type of use: _____
existing - 4940, addition- 554 s.f. (total 5494 s.f.)
- C. Gross square footage and number of floors of each building: _____
existing - 4940, addition- 554 s.f. (total 5494 s.f.)
- D. Estimate of employment by shift: _____
- E. Planned outdoor activities: none

2. Percentage of project site covered by: (existing)

EXIST % Paving, EXIST % Building, EXIST % Landscaping, EXIST % Parking

3. Maximum height of structures 16 ft. 8 in. (EXPANSION)

4. Amount and type of off street parking proposed: 24 spaces

5. How will drainage be accommodated? existing onsite retention
no change to existing drainage

6. Off-site construction (public or private) required to support this project: none

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

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

9. Permits or public agency approvals required for this project: _____
Overhead powerline easement encroachment by Southern California Edison

10. Is this project part of a larger project previously reviewed by the Town? If yes, identify the review process and associated project title(s) _____
NO

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

Yes Maybe No

- A. Emit dust, ash, smoke, fumes or odors?
- B. Alter existing drainage patterns?
- C. Create a substantial demand for energy or water?
- D. Discharge water of poor quality?
- E. Increase noise levels on site or for adjoining areas?
- F. Generate abnormally large amounts of solid waste or litter?
- G. Use, produce, store, or dispose of potentially hazardous materials such as toxic or radioactive substances, flammable or explosives?
- H. Require unusually high demands for such services as police, fire, sewer, schools, water, public recreation, etc.
- I. Displace any residential occupants?

Certification

I hereby certify that the information furnished above, and in the attached exhibits, is true and correct to the best of my knowledge and belief.

Signature:  Date: 8-26-2015

Agreement to Pay All Development Application Fees

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

Further, I understand that if I do not submit the required additional deposit to the Town within 15 business days from the date of the letter, staff may stop processing of the application and/ or not schedule the project for action by the Planning Commission or Town Council.

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

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

Deposit Paid: \$ 840.00

Applicant's Signature  Date: 8-26-2015

Applicants Name Greg Baudelin
(Please print)

Town of Yucca Valley
Community Development Department
Planning Division
58928 Business Center Dr
Yucca Valley, CA 92284
760 369-6575 Fax 760 228-0084
www.yucca-valley.org

IOTA PARTNERS LLC
c/o Robert J. Chalfin
45 BRIDGE STREET
METUCHEN, NEW JERSEY 08840

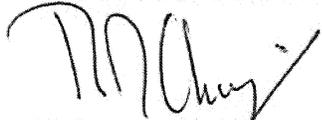
(732) 321-1099
Facsimile (732) 321-1066
bob@chalfin.com

July 30, 2015

I authorize Greg Bandelin of Sixty First Place Architects to make applications to the Yucca Valley planning and building department on behalf of the owner for a building expansion project located at 56492 Twentynine Palms Hwy, Yucca Valley, CA.

Very truly yours,

IOTA PARTNERS LLC



Robert J. Chalfin
Member

RJC:tc



Variance Application

By D OLSEN
Fee \$ 805
Case # V-02-15

General Information

APPLICANT Iota Partners LLC Phone 541-382-3064 Fax _____

Mailing Address 60351 Arnold Market Rd Email _____

City Bend State OR Zip 97702

REPRESENTATIVE Greg Bandelin Phone 480-947-6844 Fax _____

Mailing Address 7120 E. Indian School Rd, Suite L Email greg@sixtyfirstplace.com

PROPERTY OWNER Iota Partners Phone 541-382-3064 Fax _____

Mailing Address 60351 Arnold Market Rd Email _____

City Bend State OR Zip 97702

Project Information

Project address or location 56492 Twentynine Palms Hwy

Assessor Parcel Number(s) 595-022-09

Description of variance being requested Build office building expansion into building setback along Twentynine Palms Highway. Setback was determined by powerline easement. Obtaining permission from Southern California Edison to construct in the easement.

Applicant Signature _____ 

Property Owner Signature _____ 

Owner/Applicant Authorization

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

Signed:



Date:

8-27-15

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

Greg Bandelin

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

Signed:

Robert J. Chalfin

Dated:

July 30, 2015

Agreement to Pay All Development Application Fees

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

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

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

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

Deposit Paid: \$ 865.00

Applicant's Signature 

Date: 8-26-2015

Applicants Name Greg Bandell
(Please print)

Remaining balance refunded to:

Sixty First Place Architects

7120 E. INDIAN School RD, #L

Scottsdale, AZ 85251



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

I, Greg Bandelin, certify that on 8-27-15 the attached property owners list was prepared by Celst PL Architects pursuant to the requirements of the Town of Yucca Valley. Said list is a complete compilation of the owner(s), applicant(s) and representative of the subject property and all owners of surrounding properties within a radius of 300 feet from all exterior boundaries of the subject property and is based on the latest equalized assessment rolls of the San Bernardino County Assessor's Office dated 8-11-15. I further certify that the information filed is true and correct to the best of my knowledge; I understand that incorrect and erroneous information may be grounds for rejection or denial of the development application.

Signed: 

Print Name: Greg Bandelin Date: 8-27-15

Please respond to each question in as much detail as you possibly can.

(Attach additional pages if necessary)

- 1) Will the granting of this variance be detrimental to other properties or land uses in the area or substantially interfere with the present or future ability to use solar energy systems?

A variance approval to allow the new addition to encroach across the existing building setback line by approximately 17'-5" will not be detrimental to other properties or land uses in the area. In addition, a variance approval will have no affect on future solar systems.

- 2) Are there exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply to other properties in the same district or vicinity?

The tract that this property is located on has a public utility easement (overhead power lines) that dictated the building setback. Other properties along Twenty Nine Palms Highway in different tracts did not have the same setback established and allowed buildings to be constructed under the power lines. We are in the process of obtaining approvals from Southern California Edison Company that will allow the building expansion to be located within the existing easement that established the building setback. SCE approval to build underneath the existing powerlines removes the building setback issue at this location.

- 3) Will the strict application of the land use district regulations deprive such property of privileges enjoyed by other properties in the vicinity or in the same land use district?

As per item #2 above, other properties along Twentynine Palms Highway have a reduced building setback and are constructed underneath powerlines (gas station directly east across Palm Ave.).

- 4) Is the variance request in conformance with the objectives, policies, and programs specified in the General Plan and any applicable plan?

The variance request is a minor change to allow a building expansion to encroach aprximately 17'-5" beyond the existing building setback line. There will be no change to the street landscaping or parking setbacks. New expansion will fit within two existing parking space on north side of parking lot. Variance request does not go against any General Plan objectives or policies. As a part of this project the Property Owner will be making a 12'-0" wide dedication to the Town Yucca Valley for future widening of Twenty Nine Palms Highway.

IOTA PARTNERS LLC
c/o Robert J. Chalfin
45 BRIDGE STREET
METUCHEN, NEW JERSEY 08840

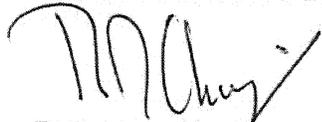
(732) 321-1099
Facsimile (732) 321-1066
bob@chalfin.com

July 30, 2015

I authorize Greg Bandelin of Sixty First Place Architects to make applications to the Yucca Valley planning and building department on behalf of the owner for a building expansion project located at 56492 Twentynine Palms Hwy, Yucca Valley, CA.

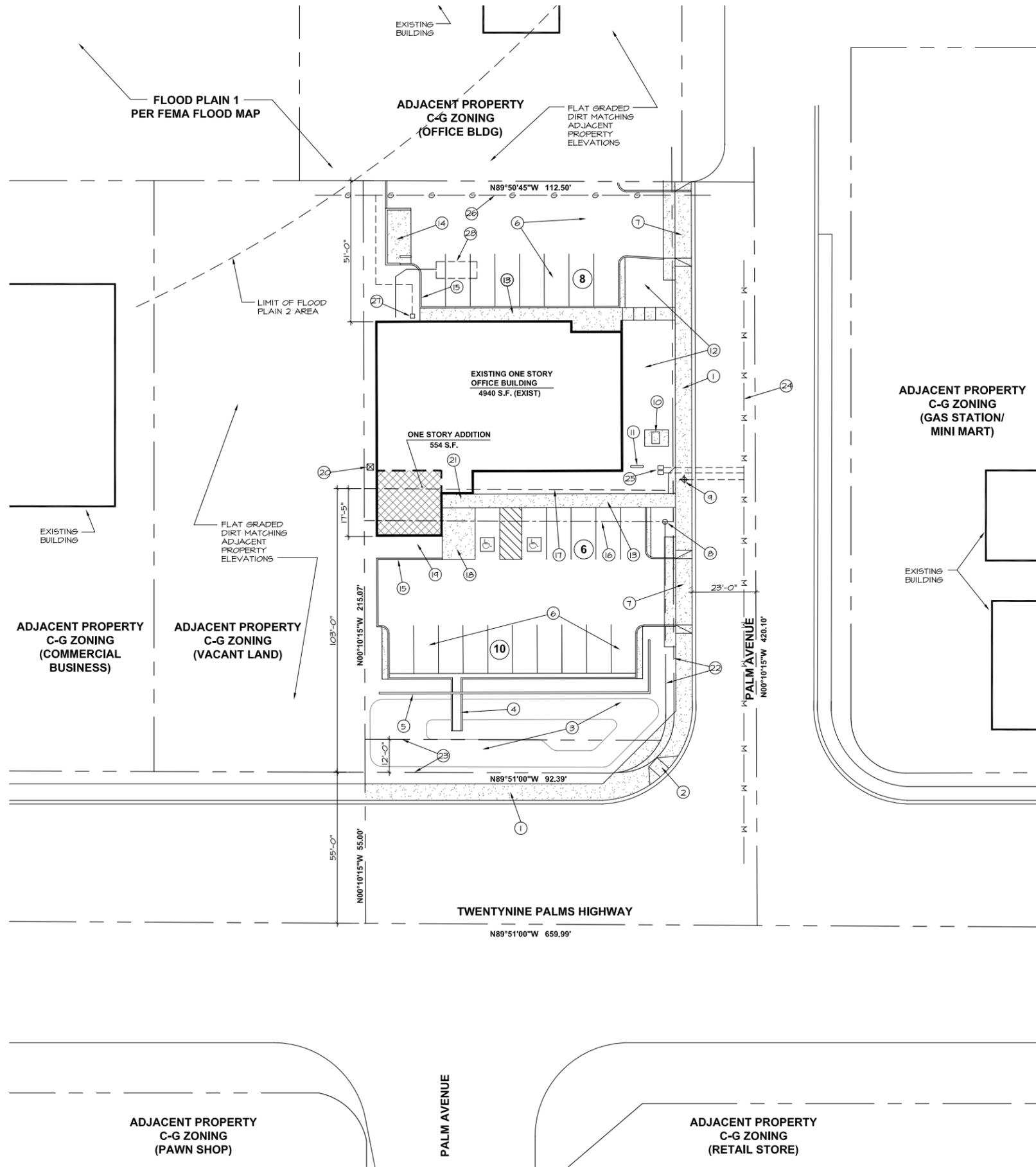
Very truly yours,

IOTA PARTNERS LLC



Robert J. Chalfin
Member

RJC:tc



SITE PLAN KEYNOTES:

- 1 EXISTING CONC. SIDEWALK
- 2 EXISTING CURB RAMP
- 3 EXISTING RETENTION AREA
- 4 EXISTING CONC. DRAINAGE SHALE
- 5 EXISTING LOW SCREEN WALL
- 6 EXISTING ASPHALT PARKING AREA (EXISTING STRIPING)
- 7 EXISTING ENTRY DRIVE
- 8 EXISTING POWER POLE
- 9 EXISTING FIRE HYDRANT
- 10 EXISTING TRANSFORMER
- 11 EXISTING BACKFLOW PREVENTOR
- 12 EXISTING LANDSCAPING TO REMAIN (NO CHANGE)
- 13 EXISTING CONC. WALKWAY
- 14 EXISTING TRASH ENCLOSURE
- 15 NEW PORTION OF CURB TO MATCH EXISTING
- 16 LINE OF EXISTING OVERHEAD POWERLINES/EASEMENT
- 17 BUILDING SETBACK LINE
- 18 EXISTING ACCESSIBLE CONCRETE ENTRY WALK
- 19 NEW LANDSCAPED AREA - MATCH EXISTING (EXTEND EXISTING IRRIGATION)
- 20 EXISTING AREA DRAIN
- 21 EXISTING BUILDING ENTRANCE
- 22 EXISTING 3'-0" DEDICATION TO TOWN OF YUCCA VALLEY
- 23 NEW 12'-0" WIDE DEDICATION TO TOWN OF YUCCA VALLEY
- 24 EXISTING WATER MAIN
- 25 EXISTING WATER METERS
- 26 EXISTING GAS MAIN
- 27 EXISTING GAS METER
- 28 EXISTING SEPTIC TANK

SITE PLAN DATA LABEL:

ASSESSOR'S PARCEL NUMBER -	595-022-09
LEGAL DESCRIPTION -	SEE BELOW
ZONING -	CG
GENERAL PLAN DESIGNATION -	OTH C
USE -	OFFICE (REGIONAL SOCIAL SECURITY OFFICE)
SITE GROSS AREA -	36,685.88 S.F. (.89 ACRES)
SITE NET AREA -	23,347.55 (.54 ACRES)
SPECIAL HAZARD ZONE -	NO

LEGAL DESCRIPTION:

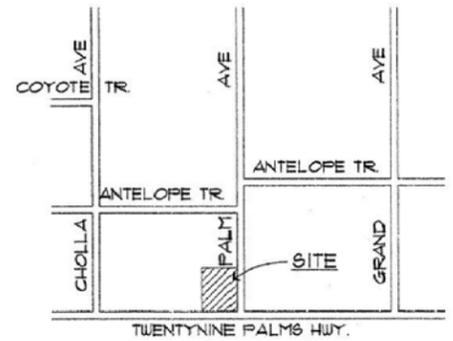
LOT 13, TRACT NO. 4220, YUCCA ACRES NO. 3, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 58 OF MAPS, PAGES 85 AND 86, RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF 29 PALMS OUTER HIGHWAY NORTH VACATED BY RESOLUTION OF THE BOARD OF SUPERVISORS SAN BERNARDINO COUNTY, CALIFORNIA, ADJOINING SAID PROPERTY ON THE SOUTH WHICH WOULD PASS BY OPERATION OF LAW BY A CONVEYANCE OF SAID PROPERTY.

A CERTIFIED COPY OF SAID RESOLUTION BEING RECORDED DECEMBER 4, 1974, IN BOOK 8569, PAGE 702, OFFICIAL RECORDS.

ARCHITECT OF RECORD:

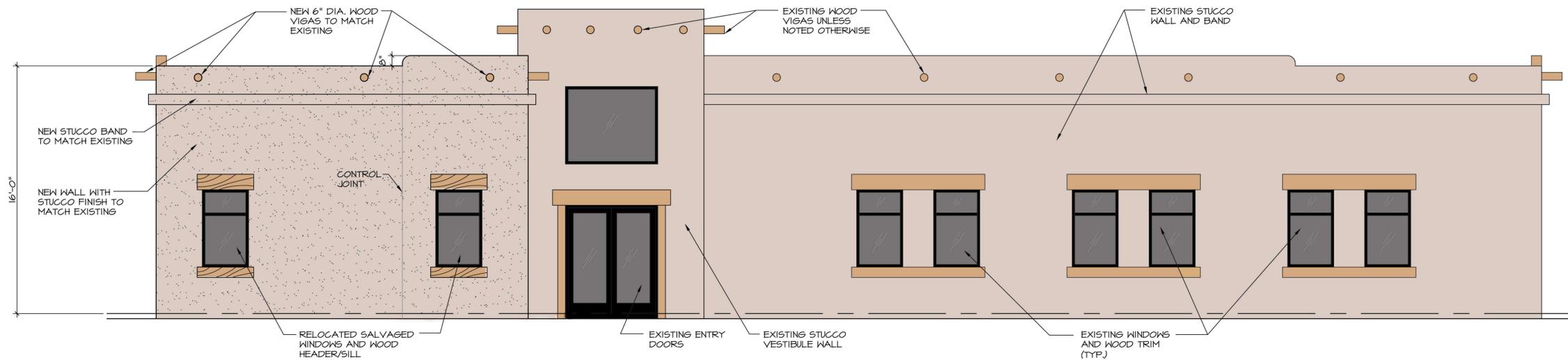
RAUL PINO (email - office@sixtyfirstplace.com)



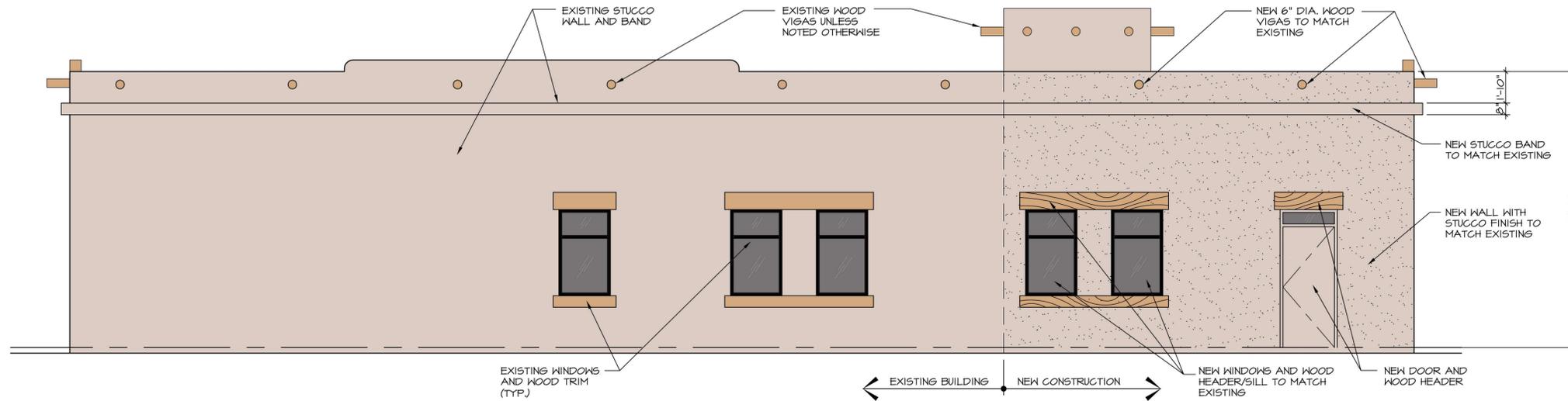
VICINITY MAP

1 SITE PLAN
SCALE: 1" = 20'-0"

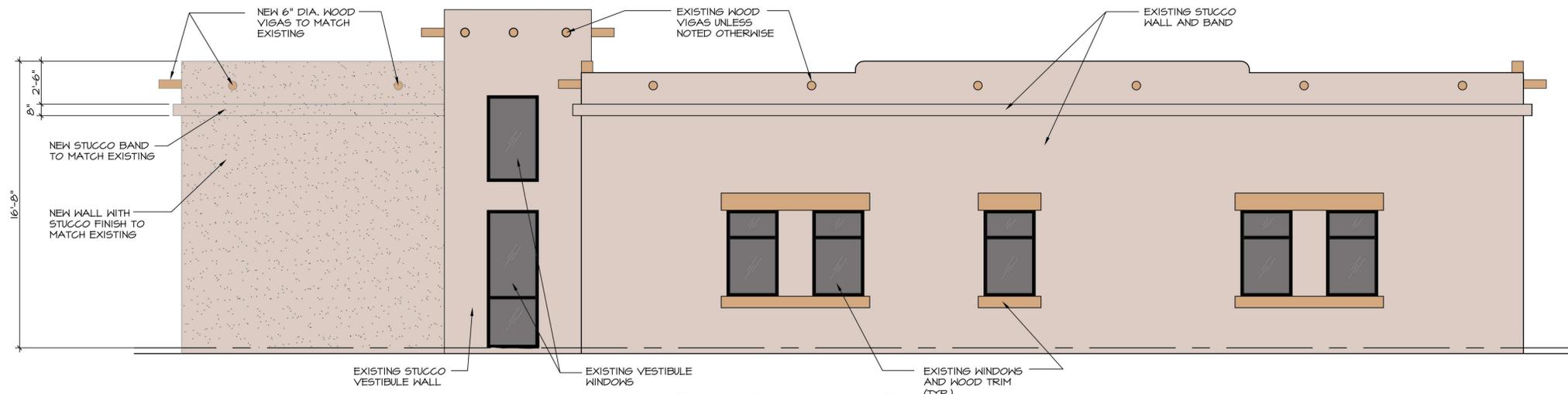
REVISIONS	DATE



1 SOUTH ELEVATION
SCALE: 1/4" 1= 1'-0"



2 WEST ELEVATION
SCALE: 1/4" 1= 1'-0"



3 EAST ELEVATION
SCALE: 1/4" 1= 1'-0"



DATE	REVISIONS

SIXTY FIRST PLACE ARCHITECT

JOB NUMBER
14084

DATE
8/26/201

SHEET NO.



October 6, 2015
 Sixty First Place Architects
 7120 E. Indian School Road
 Suite L
 Scottsdale, Arizona 85251

Attn: Greg Bandelin

SUBJECT: INTENT TO ISSUE ENCROACHMENT
 Location: 56492 29 Palms Hwy., Yucca Valley
 Notification No: **203251537**

In reference to the above mentioned project, this letter is being provided to you to acknowledge that we are in fact granting permission to IOTA PARTNERS, LLC, an Oregon limited liability company, to encroach with a building extension into our overhead distribution easement. Please be advised that the Encroachment document is in the process of being created and will be sent to the property owner for execution.

The document states, in part:

WHEREAS, IOTA PARTNERS, LLC, an Oregon limited liability company, is the owner (hereinafter referred to as “Owner”), of that certain real property as described in that certain Grant Deed recorded on September 21, 2006 as Instrument No. 2006-0647562 of Official Records, in the Office of the County Recorder of San Bernardino County, State of California, described as follows:

Lot 13 of Tract No. 4220, Yucca Acres No. 3, in the town of Yucca Valley, County of San Bernardino, State of California, as per map thereof Recorded in Book 58 of Maps, Pages 85 and 86, in the Office of the County Recorder of said County. Together with that portion of 29 Palms Outer Highway North vacated by Resolution of the Board of Supervisors San Bernardino County, California, adjoining said property on the South which would pass by Operation of Law by a conveyance of said property. A certified copy of said Resolution recorded December 4, 1974, in Book 8569, Page 702, Official Records.

and WHEREAS, SOUTHERN CALIFORNIA EDISON COMPANY, a corporation, (hereinafter referred to as “Edison”), is the holder of an easement, for public utility purposes affecting said land, acquired under and by virtue of that certain “Right of

Way” from Jacob C. Hansen and Ragna Hansen, husband and wife, executed April 27, 1945 and recorded May 8, 1945 as Instrument No. 102 in Book 1766, Page 335 of Official Records, in the Office of the County Recorder of San Bernardino, State of California; and WHEREAS, Owner will construct a building extension on said land which will encroach upon Edison’s easement area. The location of said building extension is more particularly depicted on the Exhibit "A" attached hereto and by this reference made a part hereof.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties hereto agree as follows:

Edison agrees not to object to the encroachment of building extension within its easement area upon the express conditions, provided however that: (1) said building extension, shall remain, as depicted on Exhibit "A" attached hereto and by this reference made a part hereof, including but not limited to walls and foundations, shall not be nearer than 3 feet to any pole(s) and shall maintain a minimum clearance of 12 feet, measured vertically, and 6 feet, measured horizontally, to any wire or conductor of said Edison, now existing or subsequently installed, (2) that any installation of building extension that are a deviation from the facilities depicted on Exhibit "A" shall be a violation of this Encroachment Agreement, (3) Owner, by acceptance of this instrument, agrees for themselves, their heirs and assigns to release, save harmless and indemnify Edison, its officers, agents and employees from and against, any loss of or damage to property, including Edison’s own property, injury, liability and/or expense, which Edison may sustain, incur or become liable for, resulting in any manner from the construction or presence within said easement area of any portion of such building extension or resulting from or arising out of the performance of any necessary maintenance on Edison’s facilities, and (4) Owner, in any instance, shall not erect or place at any future time any of its facilities so as to unreasonably interfere with the rights of Edison created by this Agreement.

Owner further acknowledges and agrees that Edison may revoke this agreement to the extent of a change in any applicable law or restriction governing clearances between building extension and Edison’s facilities.

This Encroachment Agreement should not be construed as a subordination of Edison’s rights, title and interest in and to its easement.

OWNER does hereby accept the above and foregoing Encroachment Agreement upon and subject to all of the terms, covenants and conditions therein contained, and does hereby agree to comply with and perform each and all of said terms, covenants and conditions.

Upon receipt of the encroachment executed by the owner, the Encroachment document will then be executed by our Manager of [Valuations/Title and Real Estate Services](#) and then sent to the County Recorder's office for recordation. The original document will be scanned into our database and cross-referenced.

If you have any questions, or require additional information, please contact me at 626.302.4451.

Regards,

Jeff Clark, Technical Specialist II
Title and Real Estate Services
Real Properties Department
Transmission & Distribution

Attachment: Edison Approval Letter (1185 : Social Security)

RE: HIGHWAY; ABANDONMENT; FIRST ROAD DISTRICT; PTN OF 29 PALMS OUTER HWY
NORTH & NON-ACCESS, YUCCA

The hour of 11:00 a.m. being at hand and this being the time heretofore set for the hearing in the matter of petition for abandonment of a certain highway in the First Road District, and the matter now coming on regularly for hearing and it appearing to the Board that due notice of this hearing has been given as required by law; therefore, on motion of Supervisor Mayfield, duly seconded by Supervisor Townsend and carried, the following resolution is adopted, and order made:

WHEREAS, a petition signed by more than ten freeholders, two of whom are residents of the road district in which property affected is situate, and who are taxable therein for road purposes, was filed in the office of this Board on the 12th day of November, 1974 praying that this Board abandon certain highway in the First Road District, the general route of which was described therein as hereinafter set forth; and,

WHEREAS, this Board by order adopted on the 12th day November 19 74, did fix the 2nd day of December at the hour of 11:00 as the time for the hearing of said petition and gave notice to all freeholders in said road district of the time and place fixed for the hearing of said petition by publication in the Hi-Desert Star, a newspaper of general circulation, printed and published in the County of San Bernardino, State of California, said notice, as shown by affidavit of publication on file in this office, was so published once a week for at least two successive weeks prior to the day fixed for said hearing; and

WHEREAS, printed copies of said notice were posted conspicuously along the line of the proposed abandonment, as shown by affidavit of posting on file with this Board; and,

WHEREAS, this being the time and place fixed for hearing said petition and no protests having been made or filed with this Board, against granting of same, and it appearing to the satisfaction of this Board that the Road as set up in said petition and as hereinafter described is unnecessary for present or prospective use as a public highway;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Board of Supervisors of the County of San Bernardino, State of California, that all of the following described road be, and the same is hereby vacated, discontinued and abandoned as unnecessary for present or prospective use, subject to the recommendation of the Highway Planning Technical Committee for the following conditions: 55' right-of-way from center-line of State Highway 62 and vacation of non-access within Tract 4420 to-wit:

PARCEL NO. 1 (29 PALMS OUTER HIGHWAY NORTH)

BEGINNING at the Southeast corner of said Lot 1; thence South 89° 51' 00" East along the South line of Lots 2, 3, 4, 5 and 6 of said Tract No. 4220, a distance of 359.90 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 20.00 feet; thence Northeasterly along said tangent curve, through an angle of 90° 18' 03", an arc distance of 31.52 feet to a point of cusp, said point being on the Southerly prolongation of the West line of CHOLLA AVENUE, 60.00 feet wide; thence South 00° 09' 03" East along said Southerly prolongation of the West line of CHOLLA AVENUE, a distance of 35.00 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 20.00 feet; thence Southwesterly along said tangent curve, through an angle of 90° 18' 03", an arc distance of 31.52 feet to a point of tangency with a line that is parallel with and 55.00 feet North, measured at right angles from the center line of 29 PALMS HIGHWAY, as shown on said map; thence North 89° 51' 00" West along said parallel line, a distance of 444.91 feet to an intersection with the Southerly prolongation of the West line of said Lot

Continued

(Continued)

1; thence North $00^{\circ} 09' 03''$ West along said Southerly prolongation and West line of said Lot 1, being also along the West line of said Tract No. 4220, a distance of 45.00 feet to an intersection with a line that is parallel with and 10.00 feet North, measured at right angles from the South line of said Lot 1; thence South $89^{\circ} 51' 00''$ East, along said parallel line, a distance of 85.01 feet to the East line of said Lot 1; thence South $00^{\circ} 09' 03''$ East along said East line of Lot 1, a distance of 10.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2 (29 PALMS OUTER HIGHWAY NORTH)

COMMENCING at the Northwest corner of said Lot 7; thence South $89^{\circ} 51' 00''$ East along the North line of said Lot 7, a distance of 54.00 feet; thence South $00^{\circ} 09' 03''$ East, a distance of 180.00 feet to the South line of said Lot 7 and the TRUE POINT OF BEGINNING; thence South $89^{\circ} 51' 00''$ East along the South line of Lots 7, 8, 9, 10, 11, 12 and 13 of said Tract No. 4220, a distance of 525.91 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 20.00 feet; thence Northeasterly along said tangent curve, through an angle of $90^{\circ} 18' 03''$, an arc distance of 31.52 feet to a point of cusp, said point being on the Southerly prolongation of the West line of PALM AVENUE, 70.00 feet wide; thence South $00^{\circ} 09' 03''$ East along said Southerly prolongation of the West line of PALM AVENUE, a distance of 35.00 feet to the beginning of a tangent curve concave to the Northwest and having a radius of 20.00 feet; thence Southwesterly along said tangent curve, through an angle of $90^{\circ} 18' 03''$ an arc distance of 31.52 feet to a point of tangency with a line that is parallel with and 55.00 feet North, measured at right angles, from the center line of 29 Palms Highway, as shown on said map; thence North $89^{\circ} 51' 00''$ West along said parallel line 560.01 feet to the beginning of a tangent curve concave to the Northeast and having a radius of 20.00 feet; thence Northwesterly along said tangent curve, through an angle of $89^{\circ} 41' 57''$, an arc distance of 31.31 feet to a point on the Southerly prolongation of the East line of Cholla Avenue, 60.00 feet wide; thence North $00^{\circ} 09' 03''$ West along said prolongation of the East line of said Cholla Avenue, a distance of 76.10 feet to a point of cusp and the beginning of a tangent curve concave to the Northeast and having a radius of 20.00 feet; thence Southeasterly along said tangent curve, through an angle of $89^{\circ} 41' 57''$, an arc distance of 31.31 feet to a point on a non-tangent curve, concave to the Southwest and having a radius of 195.00 feet, (a radial line through said point bears North $10^{\circ} 09' 42''$ East); thence Southeasterly along said non-tangent curve, through an angle of $10^{\circ} 00' 42''$, an arc distance of 34.07 feet; thence South $00^{\circ} 09' 03''$ East, a distance of 38.03 feet to the TRUE POINT OF BEGINNING.

Reserving and excepting from said abandonment the easement and right at any time, or from time to time, to construct, maintain, operate, replace, remove, and renew sanitary sewers, storm drains, and appurtenant structures, in, upon, over and across any highway or part thereof being abandoned and pursuant to any existing franchise or renewals thereof, or otherwise, to construct, maintain, operate, replace, remove, renew and enlarge line of pipe, conduits, cables, wires, poles, and other convenient structures, equipment and fixtures for the operation of gas pipe lines, telegraph and telephone lines, railroad lines and for the transportation or distribution of electric energy, petroleum and its products, ammonia, water, and for incidental purposes, including access to protect the property from all hazards, in, upon, and over the highway or part thereof being abandoned.

All those portions of "NON-ACCESS", situated along the Southerly line of 29 Palms Outer Highway North in Tract No. 4220, said portions described as follows:

That certain line delineated "Non-Access" lying within Tract No. 4220, YUCCA ACRES NO. 3, as per plat recorded in Book 58 of Maps, Pages 85 and 86, Records of said County, said line being parallel with and 50.00 feet North, measured at right angles, from the center line of 29 Palms Highway.

IT IS FURTHER ORDERED that the public easement heretofore existing shall hereinafter cease and determine, and the title to the land previously subject thereto shall revert to the respective owners thereof, free from such public easement; and

IT IS FURTHER ORDERED that the Clerk of this Board be, and she is hereby instructed to record a certified copy of this order under the seal

(Conti

MINUTES OF THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA

(Continued)

of this Board in the office of the County Recorder.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Bernardino, State of California, by the following vote:

AYES: SUPERVISORS: Mayfield, Hansberger, Townsend, Smith
NOES: SUPERVISORS: None
ABSENT: SUPERVISORS: Mikesell

Attachment: Outer Highway Abandonment Document (1185 : Social Security)

534

RECORDED IN OFFICIAL RECORDS
SAN BERNARDINO COUNTY, CAL.
V. DENNIS WARDLE
CLERK-RECORDER

534

1974 DEC 4 PM 2 32

NO FEE
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SEAL

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO ss.

I, LEONA RAPOPORT, Clerk of the Board of Supervisors of San Bernardino County, California, hereby certify the foregoing to be a full, true and correct copy of the record of the action taken by said Board of Supervisors, by vote of the members present, as the same appears in the Official Minutes of said Board of its meeting of
December 2, 1974

Dated: 12/4/74
cc: Recorder; Petitioner;
Road; File

LEONA RAPOPORT
Clerk of said Board.

By Carmine Chapina
Deputy

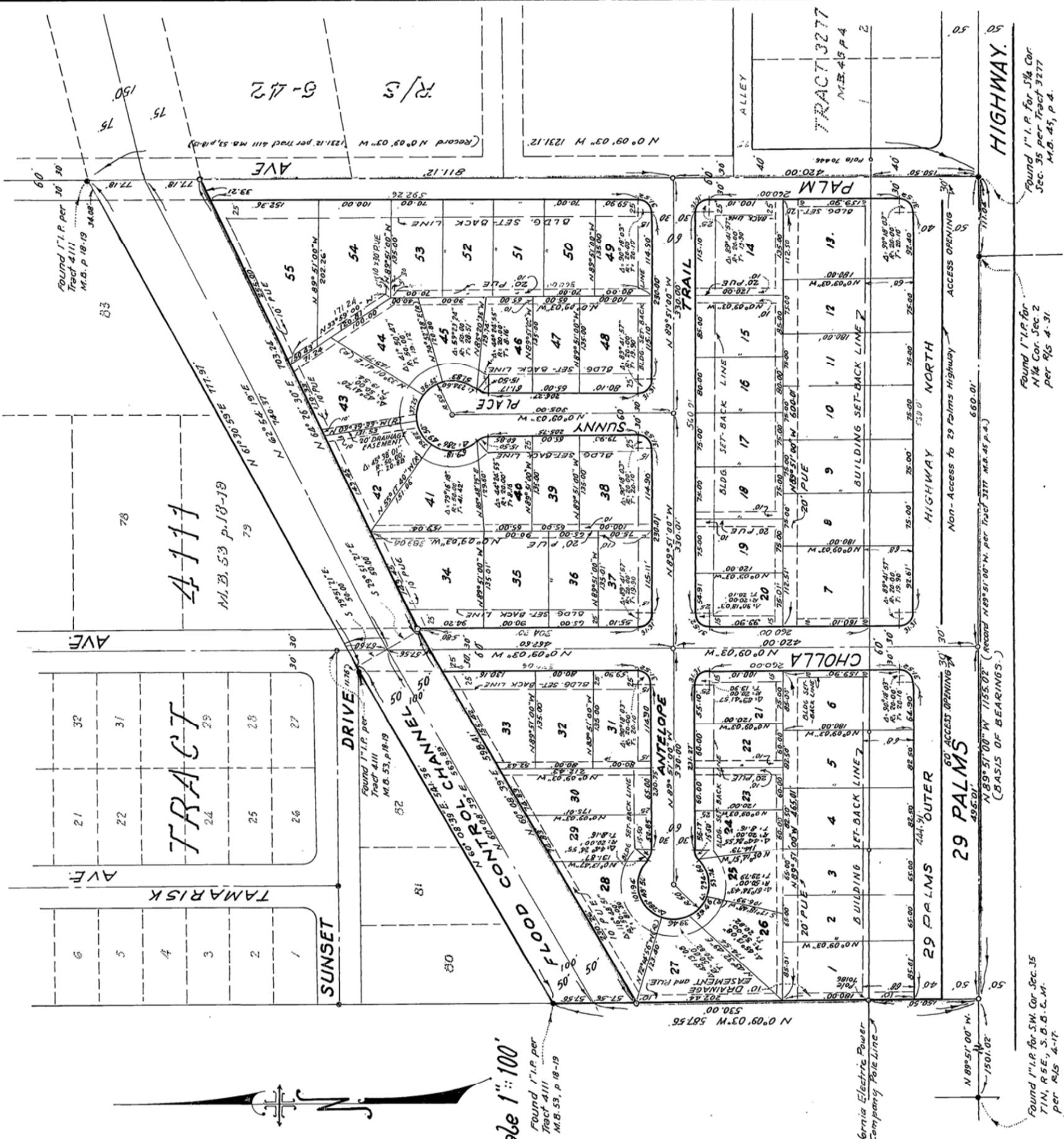
TRACT 4220
YUCCA ACRES NO.3.
 A SUBDIVISION OF A PORTION OF
 THE SW¹/₄ OF SEC. 35, T1N R5E, S.B.B.&M.
 YUCCA VALLEY, CALIF.

WILLIAM B. HATCH, JR. TWENTYNINE PALMS, CALIF. SURVEYOR.

Scale 1"=100'
 Found 1" I.P. per Tract 4111 M.B. 53, p. 18-19

NOTES:

The bearing of N 89° 51' 00" W being the south line of Section 35, T1N, R5E, S.B.B.&M. per Tract 3277, M.B. 45, page 4 was taken as the basis of bearings.
 A 1" iron pipe with tag marked "LS 2091" was set at all points shown with an open circle thus: ○ unless otherwise noted.
 All monuments found are shown by a solid circle thus: ●
 A 2x2 rewood stake with tag marked "LS 2091" is set at all lot corners and curve points.



Found 1" I.P. for SW. Cor. Sec. 35 T1N, R5E, S.B.B.&M. per 425 4-11.

Found 1" I.P. for N 1/4 Cor. Sec. 35 per Tract 3277 per R/S 4-31.

Found 1" I.P. for S 1/4 Cor. Sec. 35 per Tract 3277 M.B. 45, p. 4.

Chapter 9.66 Land Use Compliance Review

Sections:

- 9.66.010 – Applicability
- 9.66.020 – Minor Modification of Previously Approved Land Use Compliance Review
- 9.66.030 – Lapse of Permits/Permit Expiration
- 9.66.040 – Extension of Time
- 9.66.050 – Amendment
- 9.66.060 – Revocation
- 9.66.070 – Fees

9.66.010 – Applicability

- A. A Land Use Compliance review is required for proposed expansions of existing developed properties pursuant to Table 4.4:

TABLE 4.4
LAND USE COMPLIANCE
EXPANSION THRESHOLDS

SQUARE FOOTAGE OF EXISTING BUILDING	MAXIMUM SQUARE FOOTAGE	MAXIMUM PERCENTAGE
up to 5,000	1250 sq ft	50%
5,001 – 10,000	2000 sq ft	40%
10,001 +	2500 sq ft	25%

Proposed total expansions through Land Use Compliance Review applications shall not exceed the maximum square footage threshold or exceed the maximum percentage threshold identified in table 4.4.

- B. Expansions which exceed the thresholds specified in Table 4.4 shall follow the procedures in Chapter 9.63 *Conditional Use Permit Review Criteria* or Chapter 9.68 *Site Plan and Design Review Permit* as required by the specific Land Use District in which the property is located.
- C. Projects are reviewed and acted upon by the Director and notice is not required.
- D. Projects which fall within the thresholds of the Land Use Compliance Review shall comply with the following:
1. Commercial Design Guidelines
 2. Outdoor Lighting regulations
 3. Parking and screening requirements

4. Sign regulations
 5. Dedication of easements for drainage facilities, streets, trails, avigation easements as required by this code and any adopted plans.
 6. All other applicable Development Code regulations
- E.** Projects which fall within the thresholds of the Land Use Compliance Review shall not be required the following:
1. Half-width (½) street Improvements (curb, gutter, sidewalk, street lights, pavement) on all streets fronting the project
 2. Onsite water retention of incremental increase
 3. Improvements to drainage facilities, except as defined by the parameters of the Council policies regarding drainage facilities
 4. Assessment Districts formation (including Landscape and Lighting, Street and Drainage and Public Safety)
 5. Utility Undergrounding, pursuant to adopted standards
 6. Additional Landscaping

9.66.020 – Minor Modification of Previously Approved Land Use Compliance Review

An approved Land Use Compliance Review may be modified upon the request of the property owner, or by the Town. Minor Modifications may be approved by the Director if it is determined that the changes would not affect the findings prescribed in Section 9.83.050, *Required Findings*, and that the subject of the proposed changes were not items of public controversy during the review and approval of the original permit; including modification of the phasing schedule for the project.

9.66.030 – Lapse of Permits/Permit Expiration

- A. Expiration.** Land Use Compliance Review approval shall expire three (3) years from the date the permit is approved unless it is otherwise conditioned or unless prior to the expiration of the three (3) years the following have occurred:
1. A building permit is issued and substantial construction is diligently pursued towards completion of the project which was the subject of the Land Use Compliance Review application. In addition, if after construction is commenced, work is discontinued for a period of two (2) years, then the Land Use Compliance Review shall become null and void; or
 2. A certificate of occupancy is issued for the structure which was the subject of the Land Use Compliance Review.

B. Phased Projects. Projects may be built in phases if so approved by the Director or as modified by the Director

- 1. After a Land Use Compliance Review has been approved and the expansion project is constructed and has received a Certificate of Occupancy by the Building and Safety Division, a subsequent Land Use Compliance Review shall not be approved by the Town for a period of three (3) years. Should an additional expansion be necessary during the three (3) years following final inspection the applicant or project owner shall present to the Commission those circumstances, facts and issues for special consideration of additional construction within that 3 year time period. If not so approved by the Planning Commission the project will require a Conditional Use Permit or Site Plan and Design Review, consistent with the use classification charts for the appropriate land use district.

A maximum of two (2) LUCR applications may be approved for a site. Should additional expansions be necessary, the project shall reviewed through a Site Plan and Design Review or Conditional Use Permit as required by this Code.

9.66.040 – Extension of Time

The Director may grant a time extension not to exceed three (3) years. Applications shall be made on a form to be provided by the Planning Division. Prior to the granting of an extension, the Director shall review the previously approved project to ensure it is consistent with all current provisions of the General Plan, Development Code and other Town Ordinances. Based upon this review, additional Conditions of Approval may be imposed upon the project by the review authority when the Extension of Time is approved.

The Director may grant additional extensions of time provided that the project is consistent with the General Plan, Development Code, Master Plans and Specific Plans.

9.66.050 – Amendment

Refer to Article 5, Chapter 9.83 Permit Amendments.

9.66.060 – Revocation

Refer to Article 5, Chapter 9.84 Permit Revocations.

9.66.070 – Fees

The application shall be accompanied by a fee established by resolution of the Council to cover the cost of handling and processing the application as prescribed in this Chapter

Chapter 9.73 Variance Review

Sections:

- 9.73.010 – Procedures
- 9.73.020 – Variance Amendment
- 9.73.030 – Variance Revocation

9.73.010 – Procedures

- A. Provisions for Variances (exceptions to standards) set forth in this code are established to insure that any property, because of special circumstances, such as size, shape, topography, location, or surroundings, shall be accorded privileges commonly enjoyed by the other properties in the same vicinity, pursuant to Government Code Section 65906.
- B. The application shall be accompanied by a fee established by resolution of the Council to cover the cost of handling and processing the application as prescribed in this Chapter
- C. Procedure: Public Hearing
Reviewing Authority: Commission
- D. A public hearing is required to consider evidence and take testimony prior to acting upon a request for variances and establish any necessary conditions of approval.
- E. Prior to approving a request for a variance, the reviewing authority shall find that the following are true:
 1. The granting of such variance will not be materially detrimental to other properties or land uses in the area and will not subsequently interfere with the present or future ability to use solar energy systems.
 2. There are exceptional or extraordinary circumstances or conditions applicable to the property or to an intended use that do not apply to other properties in the same district or vicinity.
 3. The strict application of the land use district deprives such property of privileges enjoyed by other properties in the vicinity or in the same land use district.
 4. The granting of the variance is compatible with the objectives, policies, general land uses and programs in the General Plan the Development Code and any applicable plan or other ordinance.

9.73.020 – Variance Amendment

Refer to Article 5, Chapter 9.83 Permit Amendments.

9.73.030 – Variance Revocation

Refer to Article 5, Chapter 9.84 Permit Revocations.

Chapter 9.09 Commercial Districts

Sections:

- 9.09.010 – Purpose
- 9.09.020 – Permitted Uses and Permit Requirements
- 9.09.030 – Development Standards
- 9.09.040 – Projections and Encroachments into Required Setback Areas
- 9.09.050 – Native Landscape Documentation Package

9.09.010 – Purpose

This Chapter lists the land uses that may be allowed within the commercial zoning districts listed in Section 9.05.030, determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Properties located within the Commercial Mixed Use (C-MU) zoning district are subject to the regulations and development standards of the General Commercial (C-G) zoning district until such time as Commercial Mixed Use (C-MU) regulations and development standards are adopted by the Council.

9.09.020 – Permitted Uses and Permit Requirements

Table 2-15 identifies the uses of land allowed by this Development Code in each commercial zoning district established by Chapter 9.05 (Zoning Districts and Zoning Map).

All uses listed in the following table are subject to the applicable standards of this Development Code and the permit requirements referenced in the Notes and Other Regulations column and in Section 9.06.030(B), Permit Requirements.

Pursuant to Section 9.06.030(A)(3) – Similar and Compatible Uses May be Permitted. The Director may determine that a proposed use is permitted, providing that the Director makes the required findings that the proposed use is similar, compatible and consistent with the uses described in the table, the purposes, and the General Plan .

The following land uses shall be permitted, pursuant to the conditions stipulated

- A. Accessory Uses including parking lots and structures, accessory signs, and exterior storage which is fully fenced and screened with a solid fence and where no storage is visible above the fence. Accessory uses and structures shall comply with all requirements of this Code.
- B. Commercial land uses proposed to operate from existing structures shall be permitted by right in the following cases
 1. The structure has historically been utilized in fashion similar to the proposed use.

2. There are no structural off-street, on-site improvements lack thereof which pose an immediate threat to the health safety or general welfare of the Town.
3. There are no additions or alterations to the square footage of the existing structure.

C. .

**TABLE 2-15:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS**

Zoning Districts C-C: Community Commercial C-O: Office Commercial C-N: Neighborhood Commercial
C-G: General Commercial C-MU: Mixed Use Commercial

Permit Required SPR: Site Plan and Design Review CUP: Conditional Use Permit SUP: Special Use Permit
TSEP: Temporary Special Event Permit TUP: Temporary Use Permit S: Specific Plan
PD: Planned Development Review P: Permitted NP : Not Allowed

Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Residential							
Mixed Use Development	NP	S	NP	S	NP		
Single-Family Dwelling Unit	NP	NP	NP	NP	NP		
Single-Room Occupancy Housing	NP	CUP	NP	CUP	CUP		
Care Uses							
Child Day Care (small family)	NP	CUP	NP	SPR	CUP		Single family residences located in the commercial land use districts are subject to the standards specified in Section 9.08.040
Child Day Care (large family)	NP	CUP	NP	CUP	CUP		
Child Day Care Center	NP	CUP	NP	CUP	CUP		See Section 9.14.020 (Child Day Care Centers)
Homeless Shelter	NP	NP	NP	NP	NP		Including Transitional and supportive uses.
Home Occupation	HOP	HOP	HOP	HOP	HOP		Permitted for Single family residences located in the commercial land use districts pursuant to Chapter 9.50 (Home Occupation)
Social Care, Congregate Care, Convalescent Care Facilities	NP	CUP	NP	CUP	CUP		Including but not limited to elderly care and sober living facilities

Attachment: Chapter 9.09 Commercial Districts (1185 : Social Security)

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Agriculture, Animal Related, and Open Space Uses							
Animal Care Facility (w/o exterior kennel, pens and runs)	SPR	SPR	SPR	SPR	SPR		Including, but not limited to animal hospitals, veterinarian, pet stores, and grooming.
Animal Care Facility (w/ exterior kennel, pens and runs)	CUP	CUP	NP	NP	CUP		
Community Gardens	SPR	SPR	SPR	SPR	SPR		
Equestrian Facility	CUP	CUP	NP	NP	CUP		
Feed and Tack	CUP	CUP	NP	NP	CUP		
Horticulture/Agriculture	SPR	SPR	NP	NP	SPR		Including, but not limited to crop production, orchards, and vineyards.
Kennels and Catteries (over 15 animals)	NP	NP	NP	NP	SUP		
Livestock Operations	NP	NP	NP	NP	NP		
Natural Resources Development	NP	NP	NP	NP	NP		
Nature Preserve	SPR	SPR	SPR	SPR	SPR		
Nursery/Garden Supply (with outdoor display)	SPR	SPR	SPR	CUP	CUP		
Nursery/Garden Supply (without outdoor display)	SPR	SPR	SPR	SPR	SPR		
Retail Commercial Uses							
Antique/Second Hand Stores	SPR	SPR	NP	SPR	SPR		
Adult-Oriented Business	NP	CUP	NP	NP	NP		See Chapter 9.52 (Adult-Oriented Uses)
Appliance Sales and Home Goods (no repair)	SPR	SPR	SPR	SPR	NP		
Auto and Vehicle Sales and Rentals and Parts Sales	CUP	CUP	NP	CUP	CUP		

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Building and Landscape Materials Sales (indoor)	SPR	SPR	SPR	CUP	CUP		
Building and Landscape Materials Sales (outdoor)	CUP	CUP	NP	CUP	NP		
Convenience Store	CUP	CUP	CUP	CUP	CUP		
Construction and Heavy Equipment Sales and Rentals	NP	CUP	NP	NP	NP		
Farmers Market/Arts and Crafts Events	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38(Temporary Special Events)
Fuel/Propane Dealer	NP	NP	NP	NP	NP		See Section 9.14.040 (Gas or Other Fueling Stations)
Grocery, Supermarket, Specialty Food Store, Drug Store	SPR	SPR	SPR	SPR	SPR		
Manufactured Home Sales	NP	NP	NP	NP	NP		
Boat and Recreational Vehicle Sales	CUP	CUP	NP--	CUP	CUP		
Pawn Shop	SPR	SPR	NP	NP	NP		
Retail Store (less than 80,000 sf)	SPR	SPR	SPR	SPR	SPR		
Retail Store (80,000 or greater sf)	SPR	SPR	CUP	CUP	CUP		
Seasonal Holiday Sales Facilities	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38 (Temporary Special Events Permits)
Swap Meet, Outdoor Market, Auction Yard (permanent)	NP--	CUP	NP	NP	NP		See Section 9.14.080 (Swap Meets)
Shopping Center (neighborhood, community, or regional),	CUP	CUP	CUP	CUP	CUP		
Warehouse Retail	CUP	SPR	CUP	NP	CUP		

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Business, Financial, and Professional							
ATM	P	P	P	P	P		
Financial Institution and Related Service	SPR	SPR	SPR	SPR	SPR		
Laboratory	SPR	SPR	SPR	SPR	SPR		
Office (Business, Professional, Corporate, Medical)	SPR	SPR	SPR	SPR	SPR		
Eating and Drinking Establishments							
Bakery (retail), Coffee Shop and Similar Uses	SPR	SPR	SPR	SPR	SPR		Including but not limited to ice cream shops, frozen yogurt shops, and candy/sweet shops
Bakery (wholesale)	SPR	SPR	SPR	CUP	NP		
Bar, Lounge, Nightclub, Tavern, and Pool Hall	CUP	CUP	CUP	CUP	CUP		
Catering Service	SPR	SPR	SPR	SPR	SPR		
Fast Food (w/drive through, delivery)	CUP	CUP	CUP	CUP	CUP		See Section 9.14.030 (Drive-in/Drive through Establishments)
Fast Food (w/o drive through, delivery)	CUP	SPR	SPR	SPR	CUP		
Full Service Restaurant	SPR	SPR	SPR	SPR	SPR		
Commercial Service Uses							
Ambulance Service	SPR	SPR	SPR	NP	NP		
Appliance Sales, Service, Repair, and Rental	SPR	SPR	SPR	SPR	SPR		
Automobile Gas Station	SPR	SPR	SPR	CUP	CUP		See Section 9.14.040 (Gas or Other Fueling Stations)
Automobile Service/Repair (minor repair and maintenance)	CUP	SPR	CUP	CUP	CUP		

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Automobile Service/Repair (major Repair/body work)	NP	CUP	NP	NP	NP		
Automobile Washing (car wash)	CUP	CUP	CUP	CUP	CUP		
Automobile Washing (car wash) (fund raising, temporary)	P	P	P	P	P		
Barber, Beauty Shop, and other Similar Personal Service Uses	SPR	SPR	SPR	SPR	SPR		
Printing and Duplication Services	SPR	SPR	SPR	SPR	SPR		
Equipment Sales, Service, Repair, and Rental	CUP	CUP	CUP	NP	CUP		
Fitness Center (less than 2,000 sf.)	SPR	SPR	SPR	SPR	SPR		
Fitness Center (more than 2,000 sf.)	CUP	CUP	CUP	NP	CUP		
Fortune Telling and Related Service	SPR	SPR	SPR	CUP	SPR		
Funeral Service (excluding crematorium)	NP	SPR	CUP	NP	NP		
Funeral Service (including crematorium)	NP	CUP	CUP	NP	NP		
Laundry and Dry Cleaning	SPR	SPR	SPR	SPR	SPR		
Locksmith	SPR	SPR	SPR	SPR	SPR		
Maintenance and Repair (Minor)	SPR	SPR	CUP	CUP	CUP		
Maintenance and Repair (Major)	NP	CUP	NP	NP	NP		

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Massage Establishment	SPL	SPL	SPL	SPL	SPL		See Municipal Code Section 41.11 (Massage Services and Establishments)
Studio (dance, music, martial arts, artists)	SPR	SPR	SPR	SPR/ CUP	SPR		Less than 2,000 sf (SPR for C-MU) More than 2,000 sf (CUP for C-MU)
Tattoo and Piercing	SPR	SPR	SPR	SPR	SPR		
Commercial Recreation							
Amusement Arcade or Park	NP	CUP	NP	NP	NP		
Carnivals/Circuses/Festivals/Fairs	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38 (Temporary Special Events)
Campgrounds	NP	NP	NP	NP	NP		
Concerts, Open-Air Theaters, Outdoor Entertainment Events	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38 (Temporary Special Events)
Game Arcade, Internet Café, and Similar Businesses	CUP	CUP	NP	CUP	CUP		
Golf Course	SPR	SPR	SPR	SPR	CUP		
Hookah Lounge	NP	CUP	NP	NP	CUP		
Parks/ Recreation Facilities	SPR	SPR	SPR	SPR	SPR		
Private Clubs and Lodges	CUP	SPR	CUP	NP	CUP		
Recreation and Entertainment (commercial indoor and outdoor)	CUP	CUP	CUP	CUP	CUP		
Recreational Vehicle Park	NP	NP	NP	NP	NP		See Section 9.08.060 (Recreational Vehicle Parks)
Industry, Manufacturing and Processing, Wholesaling							
Construction/Contractor Storage Yard	NP	CUP	NP	NP	NP		

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Hazardous Waste Operations	NP	NP	NP	NP	NP		See Section 9.34.110 (Hazardous Materials)
Manufacturing Operations	NP	NP	NP	NP	NP		
Motor Vehicle Storage/Impound Facility	NP	NP	NP	NP	NP		
Recycling Facility (small collection facility)	SUP	SUP	SUP	SUP	SUP		See Section 9.14.070 (Recycling Facilities)
Recycling Facility (processing facility)	NP	NP	NP	NP	NP		
Research and Development	SPR	SPR	SPR	CUP	SPR		
Salvage Facility	NP	NP	NP	NP	NP		
Storage – Mini-Storage (personal storage)	NP	NP	NP	NP	NP		See Section 9.14.060 (Mini-Storage Facilities)
Storage (outdoor vehicles storage)	NP	NP	NP	NP	NP		
Wholesaling and Distribution	NP	NP	NP	NP	NP		
Transportation, Communications, and Infrastructure							
Communication Facility	CUP	CUP	NP	NP	CUP		Including, but not limited to, radio and television stations or towers, satellite receiving stations, but not wireless telecommunication facilities
Wireless Telecommunication Facilities	CUP	CUP	CUP	CUP	CUP		Pursuant to Chapter 9.44
Parking Lot	SPR	SPR	SPR	SPR	SPR		See Chapter 9.33 (Parking and Loading Standards). Accessory or incidental to the primary use of the same property.
Public/Government Facilities	SPR	SPR	SPR	CUP	CUP		
Public Safety Uses (permanent)	SPR	SPR	SPR	SPR	SPR		

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Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Solar Energy Systems (accessory)	P	P	P	P	P		See Section 9.45.010 (Solar Energy Systems)
Solar Energy Systems (Utility grade/primary use)	NP	NP	NP	NP	NP		See Section 9.44.010 (Solar Energy Systems)
Transmission utility lines, pipelines, and control stations	CUP	CUP	CUP	CUP	CUP		
Utilities (major)	CUP	CUP	CUP	CUP	CUP		
Wind Energy System (accessory)	SPR	SPR	SPR	SPR	SPR		See Section 9.46.010 (Wind Energy System)
Wind Energy System (utility grade /primary use)	NP	NP	NP	NP	NP		See Section 9.44.010 (Wind Energy System)
Other Uses							
Cemeteries, Including Pet Cemeteries	NP	CUP	NP	NP	NP		
Churches, Religious Assembly, and Other Public Assembly	CUP	CUP	CUP	CUP	CUP		
Conference Centers and Group Camps	CUP	CUP	CUP	NP	NP		
Correctional Institution	NP	NP	NP	NP	NP		
Emergency Facilities (temporary)	TUP	TUP	TUP	TUP	TUP		See Chapter 9.39 (Temporary Uses and Structures)
Hotels and Motels	SPR	SPR	CUP	SPR	CUP		
Hospitals/Medical/ Rehabilitation Centers/Clinics	CUP	CUP	CUP	CUP	CUP		
Medical Marijuana Dispensary	NP	NP	NP	NP	NP		See Section 9.14.050 (Medical Marijuana Dispensary)
Museum, Library, Art Gallery, Outdoor Exhibit	SPR	SPR	SPR	SPR	SPR		
Schools (private, vocational, charter, and other)	CUP	CUP	CUP	CUP	CUP		

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**TABLE 2-15:
PERMITTED LAND USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL ZONING DISTRICTS**

Zoning Districts C-C: Community Commercial C-O: Office Commercial C-N: Neighborhood Commercial
C-G: General Commercial C-MU: Mixed Use Commercial

Permit Required SPR: Site Plan and Design Review CUP: Conditional Use Permit SUP: Special Use Permit
TSEP: Temporary Special Event Permit TUP: Temporary Use Permit S: Specific Plan
PD: Planned Development Review P: Permitted NP : Not Allowed

Type of Use	Permit Required by Zoning District						Notes and Other Regulations
	C-C	C-G	C-O	C-MU	C-N		
Temporary Special Events	TSEP	TSEP	TSEP	TSEP	TSEP		See Chapter 9.38 (Temporary Special Events)
Temporary Structures and Uses	TUP	TUP	TUP	TUP	TUP		See Chapter 9.39 (Temporary Uses and Structures)

9.09.030 – Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the requirements in Table 2-X, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (General Development Standards).

**TABLE 2-16:
COMMERCIAL ZONING DISTRICTS
DEVELOPMENT STANDARDS**

Development Feature	Requirements by Zoning District ¹					
	C-C	C-G	C-O	C-MU	C-N	
Minimum Lot Size²	See map suffix ³					
	1 acre ⁴	5 acres ⁴	1 acres ⁴	1 acre ⁴	1 acre ⁴	
Minimum Lot Dimensions (W: width, D: depth)	W: 120 ft. D: 120 ft.	W: 120 ft. D: 120 ft..				
Maximum Lot Dimensions (width to depth)	1:3	1:3	1:3	1:3	1:3	
Setbacks	Minimum setbacks required unless different setbacks are delineated on Final Map, Parcel Map, Composite Development Plan, or are allowed pursuant to Section XX.XXX.					
Front	15 ft.	15 ft.	15 ft.	15 ft.	25 ft.	
Side ⁵	10 ft.	0 ft.	10 ft.	0 ft.	10 ft.	

Attachment: Chapter 9.09 Commercial Districts (1185 : Social Security)

Rear ⁶	10 ft.	0 ft.	10 ft.	0 ft.	10 ft.		
Street Side	15 ft.	15 ft.	15 ft.	15 ft.	25 ft.		
Maximum Floor Area Ratio (FAR)	<i>Maximum allowed floor area ratio (FAR): floor area/lot area.</i>						
	0.50	0.50	1.0	0.50	0.50		
Dwelling Units/Acre	NP	NP	NP	Up to 40 with Specific Plan	NP--		
Lot Coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.						
	60%	60%	60%	60%	40%		
Height Limit	40 ft.	40 ft.	40 ft.	40 ft.	35 ft.		
Minimum District Size	5 acres	5 acres	5 acres	5 acres	5 acres		
Other Applicable Standards	See Article 3 – General Development Standards including the following standards: <ul style="list-style-type: none"> • Dedications and Infrastructure Improvement Standards – Chapter 9.30 • Landscaping and Native Plan Protection – Section 9.09.050 • Performance Standards – Chapter 9.34, relating avoiding adverse impact to adjoining properties relating to fire, explosive, or other hazards; noise or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness; electrical or other disturbance • Property Maintenance Standards – Chapter 9.35 • Signs – Chapter 9.36 • Solar Energy Systems – Chapter 9.46 • Wind Energy Systems – Chapter 9.46 • Wireless Communications Facilities – Chapter 9.44 						

Notes:

1. All projects shall comply with the Commercial Design Guidelines,
2. Minimum lots size can be less if the subdivision application is filed concurrently with the Specific Plan, Site Plan and Design Review, or Conditional Use Permit application
3. Map suffix: the number placed after the zoning district initial is the allowable dwelling units (du) per one acre.
4. The above referenced acreages that are equal to one acre or more refers to gross acreage (total acreage including streets/infrastructure), less than 1 acre refers to net acreage (acreage not including streets/infrastructure).
5. Side yards are only required if necessary for emergency access. If adjacent property is not commercial or industrial, a side yard shall be required along that side of the property.
6. A rear yard is required only when the adjacent property is not designated commercial or industrial.

9.09.040 – Projections and Encroachments into Required Setback Areas

A. General Provisions. All required yards shall be open and unobstructed from finished grade or from such other specified level at which the yard is required, to the sky, except for structures allowed in yard or court by the table 2-17.

Nothing in this section is intended to prevent the construction of any allowed primary or accessory structure within the building envelope which is the lot area not included in any required yard.

B. Clear Areas

Attachment: Chapter 9.09 Commercial Districts (1185 : Social Security)

1. The projections listed in the Table 2-17 may not, in any event, encroach on or into the following:
 - a. The Clear Sight Triangle (Section 9.31.020) required at street and alley intersections.
 - b. Within three feet of any lot line, dividing lots not in common ownership, except as noted in Table 2-17 (Projections Into Yards and Courts).

**TABLE 2-17 :
PROJECTIONS INTO YARDS AND COURTS**

Facilities	Front and Street Side Yards	Interior Side Yards and Courts	Rear Yard
Evaporative coolers, air condition compressors, and similar equipment.	4 ft. when screened from view	2 ft.	4 ft.
Propane tanks sited per California Fire Code and Fire Hazard Design Standards specified by Chapter 9.XX of this Division.	If allowed by fire regulations and screened	If allowed by fire regulations and screened	4 ft.
Cantilevered or supported decks; and cantilevered bay windows provided the total width of bay windows on any one story does not exceed 50 percent of the length of the wall containing them.	4 ft.	3 ft.	4 ft.
Roofed stairways, landings corridors and fire escapes that are enclosed.	5 ft.	3 ft.	10 ft.
Garages, carports, sheds, and other detached, enclosed accessory building which occupy no more than 25 percent of the yard.	Not allowed	Not Allowed	Allowed
Unroofed parking and loading areas.	See parking regulations (Chapter 9.33)	Allowed	Allowed
Covered, underground, or partially excavated structures, such as garages, fallout shelters, wine cellars, basement and public utility or telephone/cable television vaults.	Allowed, provided that the facilities do not extend more than 30 inches above the adjoining average finished grade level.		
Fences, screening, safety guard rails, walls, and dense hedges along property lines.	4 ft. max. height	10 ft. max. height	10 ft. max. height

Attachment: Chapter 9.09 Commercial Districts (1185 : Social Security)

**TABLE 2-17 :
PROJECTIONS INTO YARDS AND COURTS**

Facilities	Front and Street Side Yards	Interior Side Yards and Courts	Rear Yard
Fence heights in excess of these standards may be allowed by an approved Conditional Use Permit or Variance or when required by the Town for reasons of health, safety, and welfare of the general public.			
Signs	Allowed, subject to Sign Design Standards.		

9.09.050 Native Landscape Documentation Package

General Provisions: Commercial development projects shall be allowed to transplant on and off-site and to remove all regulated desert native plants from their native locations within the property boundaries, pursuant to the following development standards and requirements. Regulated desert native plants for all commercial land development projects, include the following.

Regulated Desert Native Plants	
Botanical Name	Common Name
<i>Yucca brevifolia</i>	Joshua Tree
<i>Yucca schidigera</i>	Mojave Yucca
<i>Nolina Parryi</i>	Parry's Nolina
<i>Juniperus Californica</i>	California Juniper
<i>Yucca Whipplei</i>	Our Lords Candle
<i>Pinus Monophylla</i>	Pinon Pine

Pursuant to section 80017 of the State Food and Agricultural Code, the clearing or removal of native plants from a canal, lateral ditch, survey line, building site, or road or other right-of-way by the landowner or his agent, if the native plants are not to be transported from the land or offered for sale, are not subject to State regulations. For plants regulated by the State to be transplanted off-site, the Town shall issue permits for their relocation in accordance with this chapter.

- (A) A Native Landscaping Documentation Package shall be submitted to the Division at the time of filing land use applications for development of commercial projects. Land use applications for commercial projects may include, but are not limited to, Specific Plans, Conditional Use Permit, Site Plan and Development Review applications, Land Use Compliance applications, Parcel and Tract map applications, Grading Permit applications, Building Permit applications, and any other applications necessary for Town authorization of land disturbing or development activity. The Native Landscaping Documentation Package may be combined with Landscaping and Water Conservation requirements (Chapter 9.32).
- (B) The Native Landscaping Documentation Package shall contain the following information:
 - (1) The botanical and common name of the regulated desert native plant.
 - (2) The precise location of each regulated desert native plant.

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- (3) The trunk or stem diameter of each regulated desert native plant.
 - (4) The height of each regulated desert native plant.
 - (5) The health or condition of the regulated desert native plant, including the identification of those regulated desert native plants that are not likely to survive transplanting procedures.
 - (6) The proposed placement or disposition of the regulated desert native plant, i.e. transplant on-site, adopt off-site, remove, etc. The plans for the regulated desert native plant survey shall be no smaller than 24" by 36" unless otherwise approved by the Director.
- (C) **Transplanting Off-Site and On-Site:** All regulated desert native plants identified in the Native Landscaping Documentation Package as likely to survive transplanting shall be made available for adoption or shall be transplanted on-site as part of the projects' landscaping plan. All native plant permit applications shall illustrate maximum utilization of regulated desert native plants in the projects' landscaping plan. It is strongly encouraged that all *Yucca brevifolia* (Joshua Trees) identified for adoption and transplantation be relocated through the uses of an adequately sized tree spade.
- (D) **Adoption:** Those regulated desert native plants identified in the Native Landscaping Documentation Package as likely to survive transplanting procedures, and which are not incorporated into a projects' landscaping plan, shall be available for adoption.
- (1) Any regulated desert native plant that is part of a commercial development project, which are determined likely to survive transplanting procedures and not incorporated into a projects' landscaping plan shall be made available for adoption. The project shall provide a minimum thirty 30 day noticing period and 30 day adoption period. The adoption period may be less than thirty 30 days if all available regulated desert native plants have been adopted.
 - (2) A Native Landscape Permit may include non-regulated desert native plants at the remover's discretion.
 - (3) In the adoption of Regulated Desert Native Plants first priority shall be within the Town of Yucca Valley and the second priority is Morongo Basin.
 - (4) It is strongly recommended by native plant experts that native plants be moved only once to ensure survivability.
 - (5) Prior to the adoption a thirty (30) day signage period is required which may commence with submittal of the Regulated Desert Native Plant Permit. All projects required by this ordinance to offer native plants for adoption shall at a minimum install the required on-site signage on the property notifying the general public pursuant to the following

- (a) A minimum of one (1) sign shall be displayed. The sign may be incorporated into a subdivision sign or other permitted sign. The minimum size of the sign shall be not less than 24-inches in height by 36-inches in width. Signs shall be no larger than thirty-two (32) square feet in area.
- (b) Signage shall be displayed perpendicular to roadways.
- (c) Where multiple signs are proposed, signs shall be displayed on separate roadways, where possible.
- (d) Signs shall, at a minimum, display the following:
 - (1) A heading and statement indicating that regulated desert native plants are available for adoption.
 - (2) The name of the individual or entity removing the regulated desert native plants.
 - (3) A phone number where the individual or entity removing the regulated desert native plants may be contacted.
 - (4) A statement indicating that the individual or entity removing the regulated desert native plants is the primary contact, and that the Town of Yucca Valley may be contacted for more information on the regulated desert native plants available for adoption and for contacting the individual or entity removing the regulated desert native plants.
 - (5) The phone number for the Town of Yucca Valley’s Community Development Department.
- (e) Signs required by this Section are in addition to the subdivision signage allowed by the Town of Yucca Valley Development Code.
- (f) The sign may be installed in conjunction with the Native Landscape Documentation Package submittal.

(E) **Adoption, Transplanting and Maintenance of Regulated Desert Native Plants.** All Regulated Desert Native Plants made available for adoption shall be transplanted and/or stockpiled and maintained until transplanted in accordance with the following standards.

- (1) Written permission must be obtained from and signed by the owner of the property on which the plants are to be located. A copy of the document granting such permission shall be submitted to the Director prior to issuance of the permit.
- (2) Approval of transplanting must take into consideration the plant’s original and transplanted physical orientation, prevailing wind direction, soil type of the original and transplanted

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locations, and other related attributes which may affect the successful transplantation of the native plants in question

Native plants that are proposed to be removed shall be transplanted or stockpiled for future transplanting wherever possible. In the instance of stockpiling for future transplanting the permittee shall have submitted and received approval of a native plant maintenance plan. The Maintenance Plan shall include the following:

- (a) The proposed schedule of watering
- (b) The proposed location of stockpiled plants
- (c) How the plants will be supported
- (d) The method of trap fencing to be used
- (e) Removal: Those regulated desert native plants not incorporated into a projects' landscaping plan and not adopted during the thirty (30) day adoption period are allowed to be removed. In addition plants determined to be unlikely to survive transplantation may be removed.

Town of Yucca Valley

PLANNING COMMISSION STAFF REPORT

To: Honorable Chair and Planning Commissioners
From: Alex Qishta, Project Engineer
 Shane Stueckle, Deputy Town Manager
Date: November 2, 2015
Meeting Date: November 10, 2015
Subject: Five Year Capital Improvement Program

Recommendation:

That the Planning Commission:

- A. Finds that the project is exempt from CEQA in accordance with Section 15378(b) (4) and Section 15061 (b) (3) of the California Environmental Quality Act. The Capital Improvement Program (CIP) is not a project nor is there possibility of a significant effect on the environment from the program. Further the CIP does not result in a commitment to any specific project.
- B. Recommends that the Planning Commission recommends that Town Council approve and adopt the Five Year Capital Improvement Program for Fiscal Years 2015/2016 through 2019/2020

Prior Review: There has been no prior Commission review of this matter.

Executive Summary: A Capital Improvement Program (CIP) is a planning tool for the expenditure of resources for public infrastructure. A capital improvement program is a short-range, five year plan, which identifies capital projects, provides a planning schedule, and identifies options for financing the program.

The CIP document identifies the recommended allocation of the Town's limited resources for capital projects for fiscal years 2015-2016 through 2019-2020.

Order of Procedure:

- Request Staff Report
- Request Public Comment
- Council Discussion/Questions of Staff
- Motion/Second
- Discussion on Motion
- Call the Question (Voice Vote)

Discussion: The Capital Improvement Program is a guide for the allocation of resources for improving and maintaining public infrastructure and facilities. Programming capital facilities and improvements over time promotes better use of the Town's limited financial resources, reduces on-going maintenance costs, and assists in the coordination of public and private development.

The CIP is primarily a planning document to assist the Town's long-term infrastructure planning. As such, the projects and their scopes contained in the CIP are subject to change from year to year as the needs of the community become more defined and projects move closer to final implementation. While the CIP is a planning tool, the annual capital projects budget (Special Revenue Funds) as approved by the Town Council appropriates funds for the specific projects and authorizes staff to proceed with project implementation.

General Plan Consistency: The Planning Commission must find that the CIP is consistent with the policies outlined within the General Plan. The following goals, policies, and programs provide General Plan guidance supporting implementation of the CIP.

Land Use Element, Public/Quasi Public Policy LU 1-24

Plan for the adequate and logical expansion of public facilities that are compatible with surrounding land uses, reflect community character, are educationally enriching, and meet a broad range of local needs.

Land Use Element, General Policy LU 2-4:

Encourage the inclusion of pedestrian linkages and public amenities to promote walking on site and within clustered development

Land Use Element, East Side SPA Policy LU 2-9:

Coordinate with the Hi Desert Water District to facilitate development of a new wastewater treatment plant in the area.

Housing Element, Policy H2-1:

Revitalize the core of the community with new housing that capitalizes on existing and planned public facilities.

Circulation Element, Policy C 1-6.

Protect rights-of-way for SR-62 and SR-247, major arterials, collectors, residential streets, and for all other planned infrastructure.

Circulation Element, Policy C 1-8

Apply complete street strategies that accommodate pedestrian, bicycle and transit modes whenever practicle and feasible.

Circulation Element, Policy C 1-16

Support and work with Caltrans to coordinate signals along SR-62 and SR-247 in Town.

Circulation Element, Policy C 1-17

Ensure funding is available to implement and maintain signal coordination.

Circulation Element, Policy C 2-1

Work with utility providers in the planning, designing, and siting of distribution and support facilities to comply with the standards of the General Plan and Development Code.

Safety Element, Policy S 3-4

Collaborate with the San Bernardino County Flood Control District and other state and federal agencies to minimize flood damage.

Safety Element, Policy S 4-3

Ensure that public and private water distribution and supply facilities have adequate capacity and reliability (peakload water supply) to supply both everyday and emergency firefighting needs.

Noise Element, Policy N 1-4

Encourage the use of alternative transportation such as busing, bicycling, and walking to reduce peak traffic volumes and therefore transportation-related sources of noise.

Noise Element, Policy N 1-5

Encourage traffic-calming road construction and design and engineering methods, where appropriate, to decrease excessive motor vehicle noise.

The projects included in the 5-Year CIP implement the General Plan goals, policies and programs, by delivering infrastructure in the areas of traffic and pedestrian safety, affordable housing units, park and recreation facilities, and flood control improvements. The Town is able to deliver these projects due to aggressively seeking grant and other outside funds, and the Town must continue to seek out other funding sources. As illustrated in the CIP document, the Town's annual capital facility revenues are extremely limited, and without additional resources, the Town will not be able to deliver infrastructure construction and maintenance that is necessary, as well as desired by community residents.

Major Capital Projects Moving Forward: There are a number of major capital projects underway in fiscal years 2014/2015 and 2015/2016. These projects are financially feasible due to non-Town resources being made available from County, state and federal funds. A number of these projects have also benefitted from the Town Council's recent approval of Development Impact Fee increases. The following information outlines some of those major infrastructure initiatives.

This information includes projects that are underway by other agencies as well as private development projects which are constructing public infrastructure.

SR62: SR247 to Warren Vista Avenue Improvements: This project includes the future widening of SR62 from SR247 to Warren Vista Avenue from 4 lanes to 6 lanes. This is a right-of-way study only to determine the project needs and environmental issues that could face the project.

Traffic Signal Synchronization (Phase II): This project includes the synchronization of all traffic signals on SR 62, from Church Avenue to La Contenta Road. This program is funded through grant funds from San Bernardino Associated Governments.

Park and Ride Slurry Seal Project: this project includes the removal of the parking lot striping, type II Slurry seal application and re-striping of the parking lot.

Old Animal Shelter Demolitions: This project will include the demolition of the old Animal Shelter Building.

Town Property Phase I Sewer Connection: This project includes tying Town Property to the sewer collection system.

Paradise Park Site Improvements: This project includes the construction of two new basketball courts and demolition of the existing court, construction of a Pikelball court, walking pathway around Park perimeter, various park benches/seating areas, shade cover construction by the playground area, and low level light along walking path. The Town anticipates the construction of this project to be completely funded through state and CDBG funds.

Pima Trail Improvements: This project includes paving, sidewalk, curb and gutter of the missing link of Pima Trail, approximately 500 feet east of Church Street to Palm Avenue. This project was generated as a result of the Public Lands Highways Discretionary Funds Project (PLHD) to provide access to business and residents.

Alley Way Improvements: This project includes paving of alley way between Palm Avenue and Grand Avenue. This project was generated as a result of the Public Lands Highways Discretionary Funds Project (PLHD) to provide access to business and residents.

Other Capital Facility Projects Underway:

Hi Desert Water District, Wastewater Collection and Treatment System: The Hi Desert Water District has contracted the preparation of PS&E for the wastewater collection system. The design is approximately 95% complete, and the PS&E is scheduled for completion in late 2014. The California Regional Water Quality Control Board has mandated the completion of Phase I of the collection and treatment system by 2016.

Recently Complete Projects:

SR 62 @ Dumosa Avenue Traffic Signal: In conjunction with the development of the Yucca

Valley Senior Affordable Housing Project discussed below, the construction of a traffic signal at SR 62 and Dumosa Avenue will provide significant traffic and pedestrian safety improvements for access to the Yucca Valley Community Center complex as well as the surrounding commercial and residential development. This project will also result in the elimination of a traffic cut-through route impacting the residential neighborhood on Antelope Trail, and through reduced traffic volumes, increase safety for the residents who live on Antelope Trail. The Town anticipates the construction of this project to be completely funded through the Measure I Major Local Highways Program.

Jacob's Park Improvements: This project includes the replacement of the existing playground equipment, as well as replacing the existing sand with wood chips for ADA access. The playground equipment is designed for both the 2 to 5 and 5 to 12 year old age groups

Safe Routes to School, Onaga Trail to SR 62: This project includes the construction of sidewalks serving the Yucca Valley High School, on Sage Avenue, between Onaga Trail and SR 62. This project, funded through grant funds, will deliver pedestrian safety improvements serving local residents and Yucca Valley High School.

Public Lands Highways Discretionary Funds Project: This project includes the construction of curb, gutter, sidewalks, and raised median islands on SR 62 between Apache to east of Palm Avenue. The project includes the construction of a traffic signal at SR 62 and Church Street. This approximately \$2.9 million project is funded through a combination of Federal SAFETEA LU, State SLPP, and local Measure I revenues of approximately \$723,000. The project will deliver significant traffic and pedestrian safety improvements.

Traffic Signal Synchronization (Phase I): This project includes the synchronization of traffic signals on SR 62, including Camino Del Cielo, Kickapoo, Pioneertown Road Inca, Church Avenue and Acoma. This program is funded through grant funds from San Bernardino Associated Governments.

Black Rock Canyon Road Improvements: the project includes the pavement of Black Rock Canyon Road located in the southeast section of the Town. This road provides access to a small residential neighborhood, Joshua Tree National's Park Black Rock Campground and the Town's South Park. The project was funded by Local Transportation Fund.

Community Center Infields Refurbishment Project: The project includes the refurbishment of a standard size softball infield. The Community Center infield is approximately 8,000 square feet in size. In summary, this project brings new clay infield materials onto the softball field, which are necessary for safe and quality field surfaces. The warning tracks will not receive new clay material.

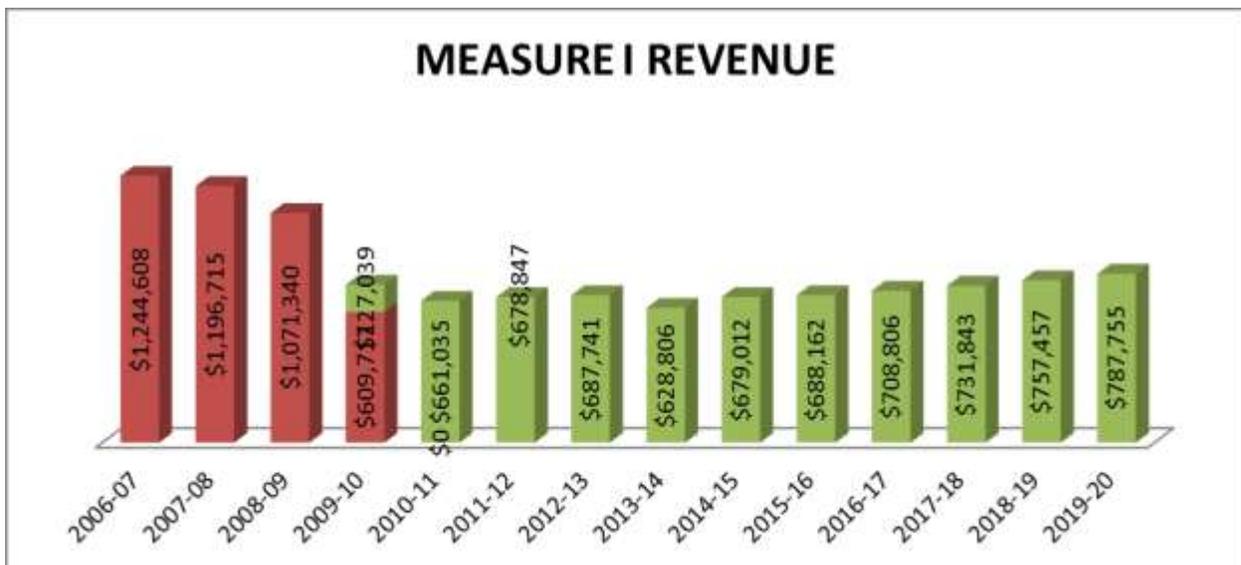
2015/2016 Town Wide Slurry Seal Project: The Project provided slurry and cape seal for streets throughout the Town, and appurtenant work as necessary. All work required for the project has been satisfactory completed. Approximately Thirteen lanes miles of road maintenance

were completed with this project.

The following information provides an overview of the Town’s annual and historical capital revenues.

Measure I Revenues: Measure I revenues are generated by a ½ cent sales tax approved by the voters in 1989 and reauthorized by the voters in 2004. Measure I expenditures may only be expended for roadway purposes. The new Measure as reauthorized in 2004 became effective on April 1, 2010. With the new Measure, the Town’s annual Measure I revenues were reduced by more than 25% with the creation of the mandatory Major Local Highways Program (MLHP) fund that is retained by San Bernardino Associated Governments (SANBAG). The process for allocation of the Major Local Highways Program fund includes a recommendation from the City of Twentynine Palms, the County of San Bernardino, and the Town to the Mountain Desert Committee and then to the full SANBAG Board.

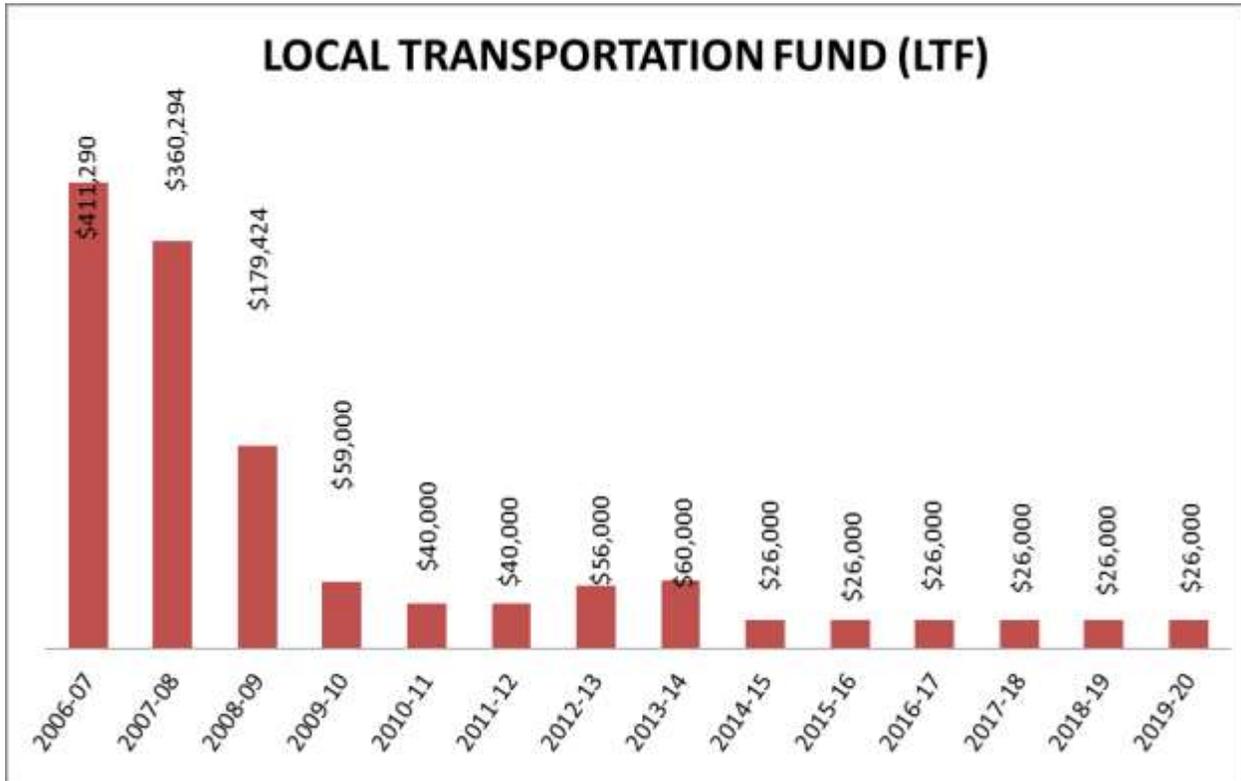
The following figure identifies the trends in Measure I revenues between FY 2006/2007 and the estimated revenues through FY 2019/2020.



Local Transportation Fund (LTF): to the local jurisdiction. Expenditures of LTF funds are limited to roadway purposes in accordance with the State Gas Tax Guidelines.

LTF revenues have historically been used for both roadway capital projects as well as for backfill to the Town’s Gas Tax funded street maintenance program. The following figure illustrates historical LTF revenues and the revenue estimated for FY 2015/2016 to 2019/2020. The

significant reduction in LTF revenues is a direct result of increased transit services within the Town, provided by Morongo Basin Transit Authority (MBTA).



Community Development Block Grants (CDBG): CDBG funds have historically been allocated to the construction of recreation based facilities for both the Town as well as for non-profit agencies, as well as economic development infrastructure programs and Code Compliance programs. Revenues available for capital projects have historically ranged in the \$90,000 to \$100,000 annually. The Town Council’s recent actions allocated 2015-16 of CDBG revenues to the replacement of the playground equipment at Jacobs Park.

State Local Partnership Program (SLPP): The Measure I 2010-2040 Expenditure Plan and the Mountain/Desert Subarea transportation planning partners identifies projects eligible for partial funding from Measure I 2010-2040 Rural Mountain/Desert Subarea Major Local Highway Program “MLHP” funds and Proposition 1B State Local Partnership Program “SLPP” formula Funds.

The following capital project revenues are not consistent and are dependent upon varying factors.

Development Impact Fees: Development Impact Fee revenues as approved by the Town Council include five categories of capital projects. These five categories include traffic, parks,

storm drains, general facilities, and trails. The following impact fee funds have been allocated to Capital Projects:

- o Park Impact Fees - No allocation
- o Storm Drain Impact Fees - allocated to Senior Housing Project to construct regional storm drain facilities within Dumosa Avenue;
- o General Facilities Impact Fees - No allocation

Quimby Fees: Quimby Fee revenues are generated from the Town's Parkland Dedication Ordinance and the payment of parkland dedication fees that off-set the impacts of new residential development on the Town's park and recreation facilities.

Redevelopment Agency Capital Projects: With the dissolution of Redevelopment by the State there is no allocation of RDA funds at this time. Pending resolution of state mandated process, there are anticipated amendments to the CIP during FY 2015/1016 that will identify the allocation of remaining former RDA bond proceeds.

The following outlines the major one-time grant funds contained in the 5-Year CIP.

Congestion Mitigation & Air Quality (CMAQ): The Town's grant application for CMAQ funding for traffic signal synchronization was successful. The approved project includes the interconnection of the traffic signals on SR 62 at Acoma to La Contenta Road traffic signals.

SANBAG Transit Access Improvement Program - The Town was successful in securing matching funds from SANBAG for the construction of pedestrian access improvements around Town Hall between transit stops and Community Center destinations;

Potential Modifications to CIP: The Town has extremely limited resources available for capital expenditures. Therefore while the Town has extensive needs for road, park, trail and other infrastructure improvements, the Town does not have sufficient revenues to address those needs.

Alternatives: Staff recommends no alternative actions. The Planning Commission reviews the 5 year CIP is mandated by State law.

Fiscal Impact: The CIP outlines the planned expenditures over the next five fiscal years. The Following is an overview of this information that will be presented at the Planning Commission meeting.

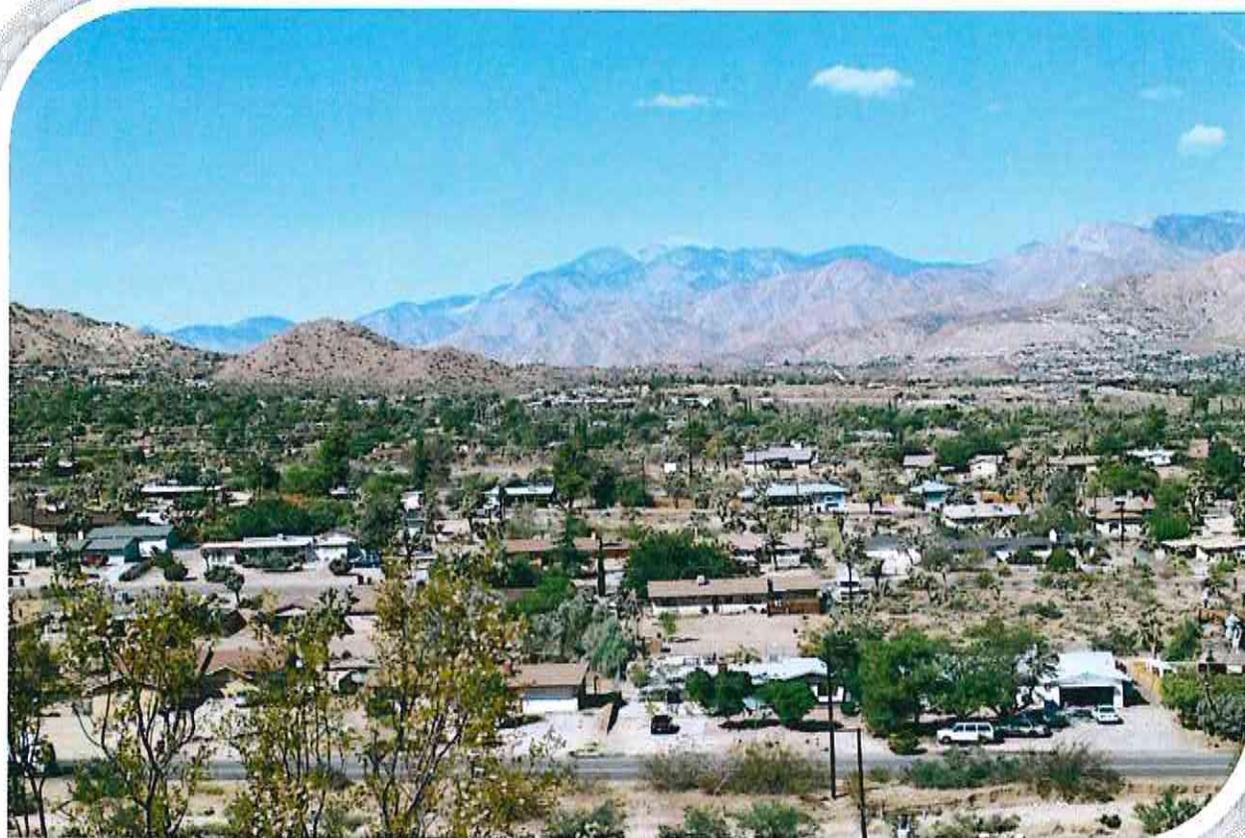
	Fund balance as of 6/30/15	FY2015/16	FY2016/17	FY2017/18	FY2018/19	FY2019/20
Fund 522-Measure I-Major Arterial	574,331	-				
Carryover Balance from Prior year		574,331	480,090	480,090	-	-
Estimated Revenue		-	-	-	-	-
Planned Expenditures		94,241	-	480,090	-	-
		480,090	480,090	-	-	-
Fund 523 Measure I Local Roads	70,989					
Carryover Balance from Prior year		70,989	70,989	-	-	-
Estimated Revenue		-	-	-	-	-
Planned Expenditures		-	70,989	-	-	-
		70,989	-	-	-	-
Fund 524 Measure I Unrestricted	877,764					
Carryover Balance from Prior year		877,764	939,101	1,139,424	1,528,140	823,631
Estimated Revenue		688,162	708,806	731,843	757,457	787,755
Planned Expenditures		626,825	508,483	343,127	1,461,966	1,254,566
		939,101	1,139,424	1,528,140	823,631	356,820
Fund 507 Traffic Safety	149,000					
Carryover Balance from Prior year		149,000	156,953	206,953	256,953	306,953
Estimated Revenue		50,000	50,000	50,000	50,000	50,000
Planned Expenditures		42,047	-	-	-	-
		156,953	206,953	256,953	306,953	356,953
Fund 516 LTF	476,000					
Carryover Balance from Prior year		476,000	12,000	38,000	64,000	90,000
Estimated Revenue		26,000	26,000	26,000	26,000	26,000
Planned Expenditures		490,000	-	-	-	-
		12,000	38,000	64,000	90,000	116,000
Fund 800 Capital Projects Reserve	585,000					
Carryover Balance from Prior year		585,000	943,000	643,000	643,000	193,000
Estimated Revenue		1,025,000	-	-	-	-
Planned Expenditures		667,000	300,000	-	450,000	-
		943,000	643,000	643,000	193,000	193,000
Fund 350 Development Impact Fee	1,221,000					
Carryover Balance from Prior year		1,221,000	1,121,000	1,021,000	821,000	96,000
Estimated Revenue		-	-	-	-	-
Planned Expenditures		100,000	100,000	200,000	725,000	75,000
		1,121,000	1,021,000	821,000	96,000	21,000
Planned Expenditures		(2,020,113)	(979,472)	(1,023,217)	(2,636,966)	(1,329,566)

Attachments:

5 Year Capital Improvement Program



Town of Yucca Valley



Five Year Capital Improvement Program FY 2015/16 - 2019/20

Community Development Department

August 2015

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2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

INTRODUCTION - CAPITAL IMPROVEMENT PROGRAM (CIP)

The Capital Improvement Program (CIP) is the Town's official plan of major infrastructure repair and construction projects. It is a projection of the Town's capital investments over a five-year period. The CIP is both a fiscal and planning tool that allows the Town to monitor all capital projects costs, funding sources, departmental responsibilities and timing. At its essence, the CIP is a long-range financial planning tool utilized to address the community needs in the long-term future for improving streets, drainage, parks, public facilities and other Town functions.

Generally, projects in the CIP are relatively expensive, nonrecurring, have a multi-year useful life and result in fixed assets. Capital investments involve major Town projects that normally have long useful lives. The CIP is fluid in nature, with projects added and deleted from the approved list as a result of adjusted funding or project completion. Each year the CIP is reviewed within the context of ongoing Town, County, State and Federal planning programs and policies and to reflect changing priorities and the impact on operating budgets, scheduling and coordinating related projects. The CIP represents the best efforts to allocate available resources toward projects that provide the most benefit for the citizens of Yucca Valley.

This Plan covers five years of projected capital needs, Fiscal Years 2015/16 through 2020. The first year of the program will become the Capital Budget for which project money will be authorized. These are referred to as the "funded" projects in the five-year plan. The "Adopted Plan" represents Town Council approved projects to be implemented by the Town. The remaining five years of the CIP will serve as a financial plan for capital investments. The financial plan will be reviewed each year as the CIP is updated and prepared.

"Unfunded" projects will also be included in the CIP. These are projects that have been identified as desired improvements for the Town but which cannot be pursued due to a lack of funding.

This plan has been developed to provide a sense of which potential CIP projects are contemplated for future budget periods. This plan is not a firm, absolute list of funded projects. Each project template shows a potential source of funding but does not necessarily indicate actual funding of the project has occurred. As design requirements, budgets, and priorities change, the planned projects may also move within the plan or perhaps drop out entirely. Likewise, this list is not all inclusive. Often, unexpected requirements cause unforeseen projects to be inserted into the design and execution process. The projects shown in this document are based on input from a wide variety of sources. Budget estimates are often parametric estimates only and may vary from what is shown in this plan. These parametric estimates are fine-tuned as project and site data is refined during preliminary engineering. These refined project budgets are used to develop the individual yearly Detailed Work Plans and allocation of funding.

FUNDING SOURCES

Fund 300 – Quimby Fees: Quimby Fee revenues are generated from monies received as paid-in-lieu funds pursuant to the requirements of the Town Ordinance relating to the dedication of land for parks and recreational purposes.

Fund 350 – Development Impact Fees: Development Impact Fee revenues generated from a public facilities fee program to ensure new development pays the capital costs associated with growth and are divided into five categories. These five categories include traffic, parks, storm drains, general facilities and trails.

Fund 507 – Traffic Safety: Revenues generated from enforcement of California Vehicle Codes and Town Ordinances. Restricted funds that may be used only for traffic signals, school crossing guards, and other related traffic safety expenditures.

Fund 513 – AB 2928 Traffic Safety Grant: Revenues received from a one-time grant from the State of California under Assembly Bill 2928. Expenditures restricted to traffic and pedestrian safety improvement projects on Highway 62.

Fund 514 – AB 2928 TCRP (Traffic Congestion Relief Program): Revenues received annually from the State of California under Assembly Bill 2928. Expenditures are restricted to roadway maintenance projects for street and highway pavement, rehabilitation and reconstruction of necessary associated facilities such as drainage and traffic control devices.

Fund 515 – Gas Tax: Monies apportioned under Street and Highway Code Sections 2105, 2106, 2107 & 2107.5 of the State of California. These funds must be spent only for street maintenance, repairs or construction. A limited amount may be spent on related engineering costs.

Fund 516 – LTF (Local Transportation Fund): Monies available to the Town for roadway improvements per Article No. 8 of the Transportation Development Action of 1971 (SB325) State of California Street, Roads, Bicycle and Pedestrian Capital Facilities.

Fund 520 – Measure I 2010-40 Regional – (MDMLH) Major Local Highways Projects (25%): Revenues received from a voter approved ½ cent local transportation sales tax reserved in a special account to be expended on Major Local Highway Projects. Each rural Mountain/Desert Major Local Highway program will be used by local jurisdictions to fund projects of benefit to the subarea.

Fund 522 – Measure I (65%): Revenues received from a County-wide ½ cent sales tax on all retail transactions and are restricted to expenditures on major arterial roads.

Fund 523 – Measure I (30%): Revenues received from a County-wide ½ cent sales tax on all retail transactions and are restricted to expenditures on local roads.

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

Fund 524 – Measure I 2010 Unrestricted – (MDLS) Local Street Program (70%):

Revenues received from a voter approved ½ cent local transportation sales tax for Local Street Programs. Local Street Program funds can be used flexibly for any eligible transportation purpose determined to be a local priority, including local streets, major highways, state highway improvements, freeway interchanges, transit and other improvements/programs to maximize use of transportation facilities.

Fund 525 - CALTRANS Outer Highway Relinquishment: Grant funds received from the State of California (CALTRANS) for development, design and construction of improvements around public school sites in the Town, including sidewalks, flashing lights and related safety improvements.

Fund 526 – Highway Safety Improvement Program (HSIP): The Highway Safety Improvement Program (HSIP), codified as Section 148 of Title 23, United States Code (23 U.S.C.§148) was elevated to a core program as a result of the passage of the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). The HSIP replaces the Hazard Elimination Safety (HES) Program under 23 U.S.C. §152. Under this core program, two set aside funds are made for the Highway-Rail Grade Crossings Program (23 U.S.C. §130) and the new High Risk Rural Roads Program (HR3). Both programs are funded components of HSIP. Funds are administered through Caltrans.

Fund 527 – Public Lands Federal Grant: Public Lands Highway Discretionary Funds (PLHD), are administered by the Federal Highway Administration (FHWA) to implement the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU), Public Law 109-59. PLHD funds are allocated through local government San Bernardino Associated of Governments (SANBAG) for highway transportation projects that are eligible and listed on the approved Regional Transportation Improvement Project (RTIP) list. Funds are administered by Caltrans.

Fund 529 – Safe Routes to School (SR2S) Infrastructure Grant: State funds received from a one-time from the State of California. Expenditures are restricted to construction of pedestrian safety improvements around school facilities.

Fund 530 – Safe Routes to School (SRTS) Non-Infrastructure Grant: Federal funds received from a one-time grant from the State of California. Expenditures are restricted to Education, Encouragement and Enforcement safety program activities to promote walking and riding bikes to school.

Fund 531 – Flood Control: Grant monies received from the State of California for flood control improvement programs and/or projects. These funds are restricted solely for flood control related projects.

Fund 534 – Prop 1B State-Local Partnership Program (SLPP): The Highway Safety, Traffic Reduction, Air Quality and Port Security Bond Act of 2006, approved by the voters as Proposition 1B authorized the issuance of State General Obligation Bonds to

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

fund state and local transportation improvement projects. In 2008, the Legislature enacted the SLPP account for eligible transportation projects. The Bond Act requires a dollar for dollar match of local funds for an applicant agency to receive state funds under the program.

Fund 535 – SAFE, Accountable, Flexible, Efficient Transportation Equity Act (SAFETEA-LU): Federal fund earmark authorized from the Highway Trust Fund for the High Priority Projects (HPP) Program listed in Section 1702 of SAFETEA-LU for construction of traffic and pedestrian safety improvements.

Fund 542 – Congestion Management Air Quality (CMAQ): Revenues received from the State of California per AB 2726. Expenditures restricted to projects that improve air quality.

Fund 543 – Air Pollution Trust: Established to account for receipts and expenditures for the Air Pollution Fund (AB 2766). Mohave Desert Air Quality Management District (MDAQMD) revenues received from the State of California per AB 2766, motor vehicle registration fee per vehicle licensed to provide funds for air districts to meet new responsibilities mandated under the California Clean Air Act (CCAA). Fees shall be used to support district operated planning, monitoring, enforcement and technical studies necessary to implement the CCAA. 25% of the available funds are allocated for a recurring competitive grant program that is used to fund other local projects that reduce emissions from mobile sources.

Fund 560 – Community Development Block Grant (CDBG): Revenues received from HUD and administered through the County of San Bernardino, Community Development and Housing Department. Grant funds are for revitalization of low-to-moderate income areas within the Town.

Fund 800 – Capital Project Reserve: General fund revenues received and designated to construct capital improvements.

TOWN OF YUCCA VALLEY STATEMENTS

MISSION STATEMENT

The mission of the Town of Yucca Valley is to provide a government that is responsive to the needs and concerns of its diverse citizenry and ensures a safe and secure environment while maintaining the highest quality of life.

VISION STATEMENT

“The Town of Yucca Valley will be a safe and attractive community with state-of-the art infrastructure and high quality services that meet the needs of its citizens in a fiscally-sound manner, through:

- *Honest and responsible government*
- *Sound, fiscal management*
- *Effective partnerships*
- *Preservation of the land and natural resources*
- *Balanced growth that enhances economic development and quality of life*
- *Constant evaluation of ourselves, our procedures, our policies, in terms of providing the best government and representation that meets the needs of the people of Yucca Valley.”*

VALUES STATEMENT

As the Town of Yucca Valley, we value:

- *Honesty and integrity of government*
- *Fiscal responsibility*
- *Common sense approach in decision making*
- *Proactive leadership and problem solving*
- *Community participation in government and the decision-making process*
- *Accountability, responsibility, and fair and equal response to citizen needs.*
- *Stewardship and responsibility in caring for the scarce resources of our community*
- *User-friendly philosophy and citizen accessibility to Town government*
- *Flexibility in the midst of a changing community*
- *Equal opportunity within the Town government.*

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

CAPITAL IMPROVEMENT PROJECTS - FISCAL YEAR TOTALS

FISCAL YEAR 2015-2016		
STREETS/ROADS	\$	1,284,252
PARKS	\$	288,160
FLOOD CONTROL	\$	0
PUBLIC BUILDINGS	\$	90,000
TOWN OWNED PROPERTIES	\$	567,000
TOTAL:	\$	2,229,412

FISCAL YEAR 2016-2017		
STREETS/ROADS	\$	580,776
PARKS	\$	0
FLOOD CONTROL	\$	0
PUBLIC BUILDINGS	\$	0
TOWN OWNED PROPERTIES	\$	300,000
TOTAL:	\$	880,776

FISCAL YEAR 2017-2018		
STREETS/ROADS	\$	1,783,760
PARKS	\$	0
FLOOD CONTROL	\$	0
PUBLIC BUILDINGS	\$	0
TOWN OWNED PROPERTIES	\$	0
TOTAL:	\$	1,783,760

FISCAL YEAR 2018-2019		
STREETS/ROADS	\$	2,455,000
PARKS	\$	0
FLOOD CONTROL	\$	0
PUBLIC BUILDINGS	\$	0
TOWN OWNED PROPERTIES	\$	0
TOTAL:	\$	2,455,000

FISCAL YEAR 2019-2020		
STREETS/ROADS	\$	1,145,891
PARKS	\$	0
FLOOD CONTROL	\$	0
PUBLIC BUILDINGS	\$	0
TOWN OWNED PROPERTIES	\$	0
TOTAL:	\$	1,145,891

SECTION I

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECT DESCRIPTIONS 2015/2016



FISCAL YEAR 2015/2016 STREETS & HIGHWAYS

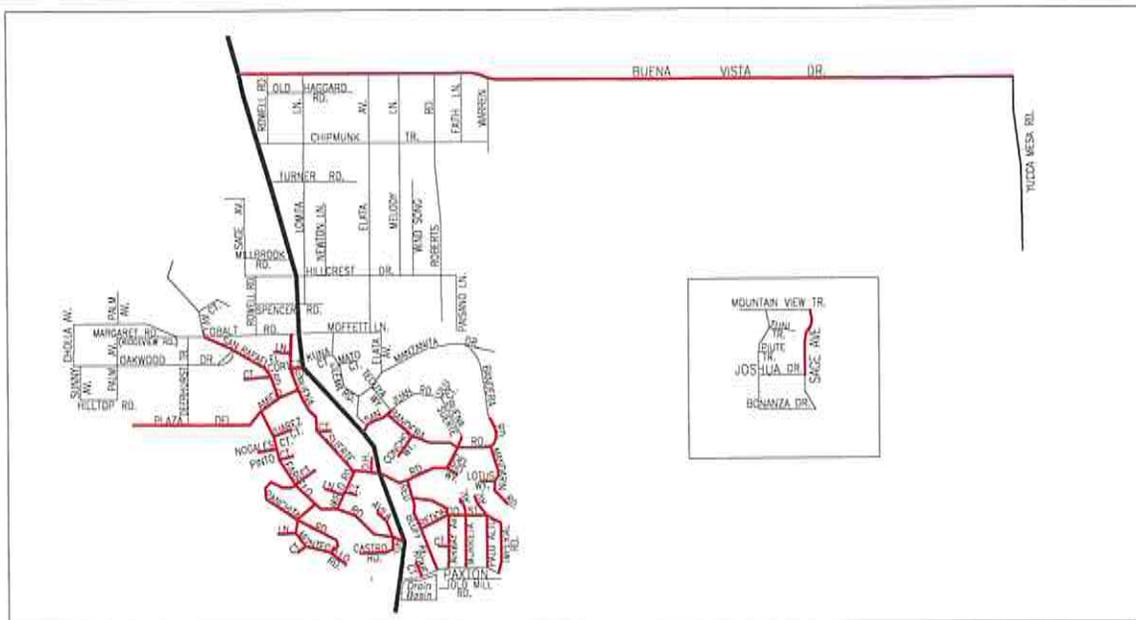
Project Descriptions

2015/2016 Capital Improvement Program

2015-2016 SLURRY SEAL																																						
Fiscal Year 2015/2016																																						
Project No:	8340																																					
Category:	Streets & Highways																																					
Description:	Installation of slurry seal/cape seal, hot mix asphalt repairs and replace street striping, markings and legends on designated streets.																																					
Limit:	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Airway Ave: Paxton/Redbluff</td> <td style="width: 33%;">El Cortez Rd : Buena Suerte/SR247</td> <td style="width: 33%;">Montecello Rd: Farello Rd/End</td> </tr> <tr> <td>Airway Ct: Airway Ave/End</td> <td>Farello Ct : Farello Rd /End</td> <td>Murrietta Av: Paxton/End</td> </tr> <tr> <td>Avila Rd: Castro/End</td> <td>Farello Rd : Plaza del Amigo/SR247</td> <td>Palo Alto Ave: Paxton/End</td> </tr> <tr> <td>Avila Rd: Farello/End</td> <td>247 OH: Buena Suerte/End</td> <td>Panchita Rd: Farello/Montecello</td> </tr> <tr> <td>Bandera Rd: San Juan/End</td> <td>Imperial Rd: Paxton/Palo Alto</td> <td>Plaza del Amigo: Buena Suerta/End</td> </tr> <tr> <td>Buena Suerte Ct: Buena Suerte Rd/End</td> <td>Juarez Ct: Farello/End</td> <td>Red Bluff Av: Paxton/Buena Suerta</td> </tr> <tr> <td>Buena Suerte Ln: Buena Suerte Rd/End</td> <td>Mandarin Rd: Bandera/End</td> <td>Rome Ct: Paxton/End</td> </tr> <tr> <td>Buena Suerte Rd: E. SR247/Bandera</td> <td>Mirlo Ct: Mirlo Rd/End</td> <td>Sage Ave: Joshua Dr/Mt. View</td> </tr> <tr> <td>Buena Suerte Rd: W. SR247/N. End</td> <td>Mirlo Ln: Mirlo Rd/End</td> <td>San Juan Rd: SR247/End</td> </tr> <tr> <td>Buena Vista Dr: SR247/Yucca Mesa Rd.</td> <td>Mirlo Rd: Farrelo/Buena Suerta</td> <td>San Rafael Ct: San Rafael Rd/End</td> </tr> <tr> <td>Castro Rd : Avila/End</td> <td>Montecello Ct: Montecello Rd/End</td> <td>San Rafael Rd: Plaza del Amigo/End</td> </tr> <tr> <td>Del Rio Wy: Buena Suerte/End</td> <td>Montecello Ln: Montecello Rd/End</td> <td></td> </tr> </table>		Airway Ave: Paxton/Redbluff	El Cortez Rd : Buena Suerte/SR247	Montecello Rd: Farello Rd/End	Airway Ct: Airway Ave/End	Farello Ct : Farello Rd /End	Murrietta Av: Paxton/End	Avila Rd: Castro/End	Farello Rd : Plaza del Amigo/SR247	Palo Alto Ave: Paxton/End	Avila Rd: Farello/End	247 OH: Buena Suerte/End	Panchita Rd: Farello/Montecello	Bandera Rd: San Juan/End	Imperial Rd: Paxton/Palo Alto	Plaza del Amigo: Buena Suerta/End	Buena Suerte Ct: Buena Suerte Rd/End	Juarez Ct: Farello/End	Red Bluff Av: Paxton/Buena Suerta	Buena Suerte Ln: Buena Suerte Rd/End	Mandarin Rd: Bandera/End	Rome Ct: Paxton/End	Buena Suerte Rd: E. SR247/Bandera	Mirlo Ct: Mirlo Rd/End	Sage Ave: Joshua Dr/Mt. View	Buena Suerte Rd: W. SR247/N. End	Mirlo Ln: Mirlo Rd/End	San Juan Rd: SR247/End	Buena Vista Dr: SR247/Yucca Mesa Rd.	Mirlo Rd: Farrelo/Buena Suerta	San Rafael Ct: San Rafael Rd/End	Castro Rd : Avila/End	Montecello Ct: Montecello Rd/End	San Rafael Rd: Plaza del Amigo/End	Del Rio Wy: Buena Suerte/End	Montecello Ln: Montecello Rd/End	
Airway Ave: Paxton/Redbluff	El Cortez Rd : Buena Suerte/SR247	Montecello Rd: Farello Rd/End																																				
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Del Rio Wy: Buena Suerte/End	Montecello Ln: Montecello Rd/End																																					
Status:	9/1/15: Town Council approved project completion																																					
Schedule:	Project Completed																																					

Project Cost Estimate	
PA/ED	N/A
PS&E	N/A
ROW/Property Acquisition	N/A
Construction	520,861
Total	520,861

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524	426,620				
Arterial Meas I 522	94,241				
Total	520,861				



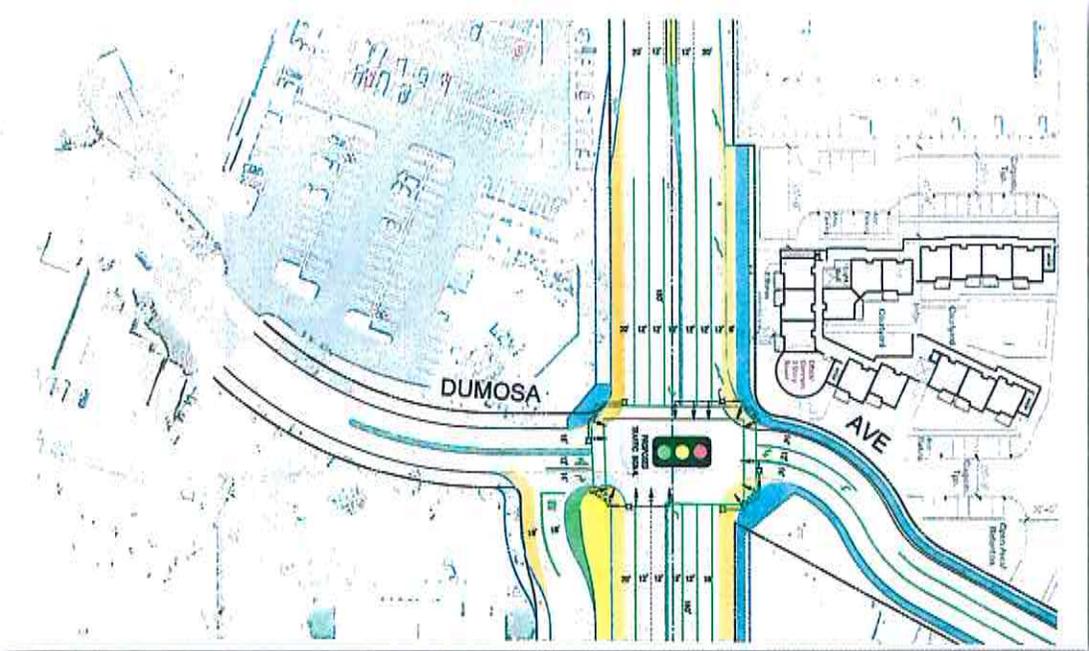
Project Descriptions

2015/2016 Capital Improvement Program

SR62 & DUMOSA AVENUE TRAFFIC SIGNAL	
Fiscal Year 2015/2016	
Project No:	8456
Category:	Streets & Highways
Description:	Construction of a traffic signal at SR62 and Dumosa Avenue including ADA compliant ramps, raised median construction on Dumosa Avenue south of SR62 and modifications to the existing turn pockets for east and west bound traffic on SR62.
Limit:	SR62 at Dumosa Avenue
Status:	8/18/15: Town Council approved project completion. 8/26/15: Caltrans approved 100% Completion notice.
Schedule:	Project Completed

Project Cost Estimate	
PA/ED	N/A
PS&E	76,000
ROW/Property Acquisition	N/A
Construction	747,400
Total	823,400

Fund Source				FY	FY	FY	FY	FY
	Budget	Expended	Balance	2015-16	2016-17	2017-18	2018-19	2019-20
Regional Measure I 520	686,000	666,656	19,344	19,344				
Traffic Safety 507	137,400	95,353	42,047	42,047				
Total	823,400	762,009	61,391	61,391				



Project Descriptions

2015/2016 Capital Improvement Program

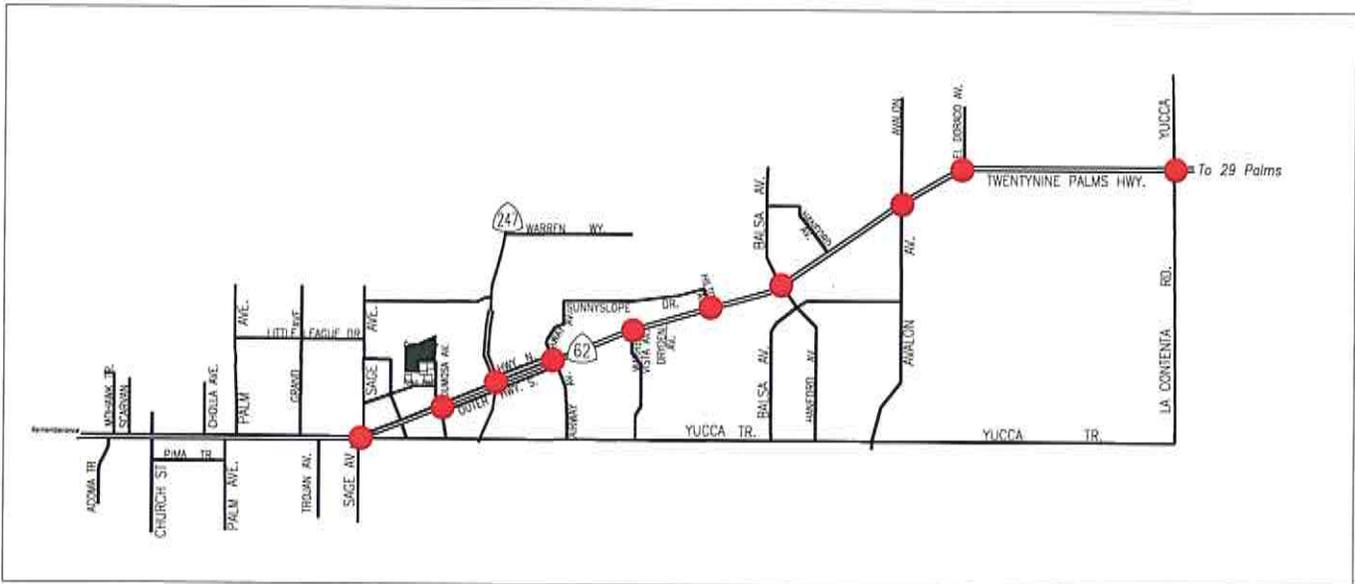
SR62: TRAFFIC CONTROL SYNCHRONIZATION (Phase II)
Fiscal Year 2015/2016

Project No: 8028
Category: Streets & Highways
Description: Congestion Management Air Quality (CMAQ) funds: Synchronization of 10 traffic signals on SR62 at the intersections of Sage, Dumosa, SR247, Airway, Warren Vista, Balsa, Hilton, Avalon, Home Depot and Yucca Mesa/La Contenta to mitigate and reduce traffic congestion and delay through improved traffic signal timing, improved traffic flow and reduction in idling time resulting in improved air quality through a reduction in VOC, NOx, PMx and CO emissions.
Limit: State Route 62 between Church Street and Yucca Mesa/La Contenta
Status: Pending Caltrans approval on Start of Design.
Schedule: Authorization for release of RFP will be presented to TC following Caltrans HQ approval.

Project Cost Estimate

PA/ED	N/A
PS&E	135,000
ROW/Property Acquisition	N/A
Construction	92,000
Total	227,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Federal CMAQ 542	107,000				
Local LTF 516	120,000				
Total	227,000				



Project Descriptions

2015/2016 Capital Improvement Program

SR62: SR247 TO WARREN VISTA AVE. IMPROVEMENTS
Fiscal Year 2015/2016

Project No:
 Category: **Streets & Highways**
 Description: Right-of-way study to widen SR62 from 4 lanes to 6 lanes.
 Limit: State Route 62 between SR247 and Warren Vista Ave.
 Status: On-going
 Schedule: Schedule to be determined at later date.

Project Cost Estimate	
PA/ED	100,000
PS&E	200,000
ROW/Property Acquisition	N/A
Construction	3,000,000
Total	3,300,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Dev. Impact Fees 350	100,000				
Total	100,000				



Project Descriptions

2015/2016 Capital Improvement Program

PIMA TRAIL IMPROVEMENTS					
Fiscal Year 2015/2016					
Project No:	8562				
Category:	Streets & Highways				
Description:	Paving and Concrete work for the missing link of Pima Trail. This project was generated as a result of the PLHD project to provide access to businesses and residents.				
Limit:	Pima Trail approximately 500 ft. east of Church Street to Palm Avenue				
Status:	Pending HDWD Sewer Project				
Schedule:	Schedule to be determined at a later date				
Project Cost Estimate					
PA/ED	2,000				
PS&E	15,000				
ROW/Property Acquisition	20,000				
Construction	163,000				
Total	200,000				
Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
LTF 516	200,000				
Total	200,000				



Project Descriptions

2015/2016 Capital Improvement Program

ALLEY WAY IMPROVEMENTS
Fiscal Year 2015/2016

Project No: **8559**
 Category: **Streets & Highways**
 Description: Pave approximately 1350 l.f. of an unpaved Alley Way located north and parallel to SR62. This project was generated as a result of the PLHD project to provide access to businesses and residents.

 Limit: Alley way between Palm Avenue east to Grand Avenue
 Status: Pending HDWD Sewer Project
 Schedule: Schedule to be determined at a later date

Project Cost Estimate

PA/ED	2,000
PS&E	10,000
ROW/Property Acquisition	20,000
Construction	138,000
Total	170,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
LTF 516	170,000				
Total	170,000				



Project Descriptions

2015/2016 Capital Improvement Program

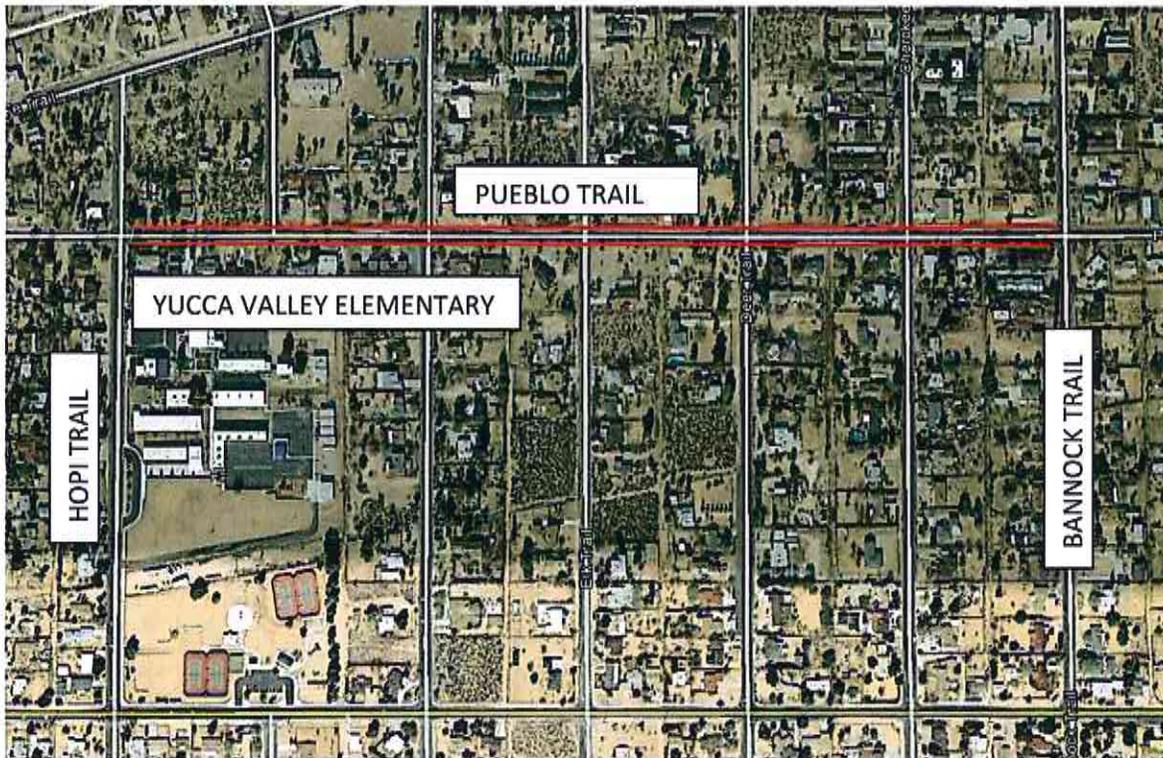
YUCCA VALLEY ELEMENTARY SCHOOL SIDEWALKS
Fiscal Year 2015/2016

Project No:
 Category: **Streets & Highways**
 Description: Construction of sidewalk, curb & gutter, and handicapped ramps on Pueblo Trail
 Limit: Pueblo Trail between Hopi Trail to Bannock Trail
 Status: Pending Caltrans final programming of ATP Cycle 2 Grant Funds.
 Schedule: Schedule to be determined at a later date.

Project Cost Estimate

PA/ED	5,000
PS&E	80,000
ROW/Property Acquisition	N/A
Construction	940,850
Total	1,025,850

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
ATP Grant Funds	5,000				
Total	5,000				



FISCAL YEAR 2015/2016 PARKS & RECREATION FACILITIES

Project Descriptions

2015/2016 Capital Improvement Program

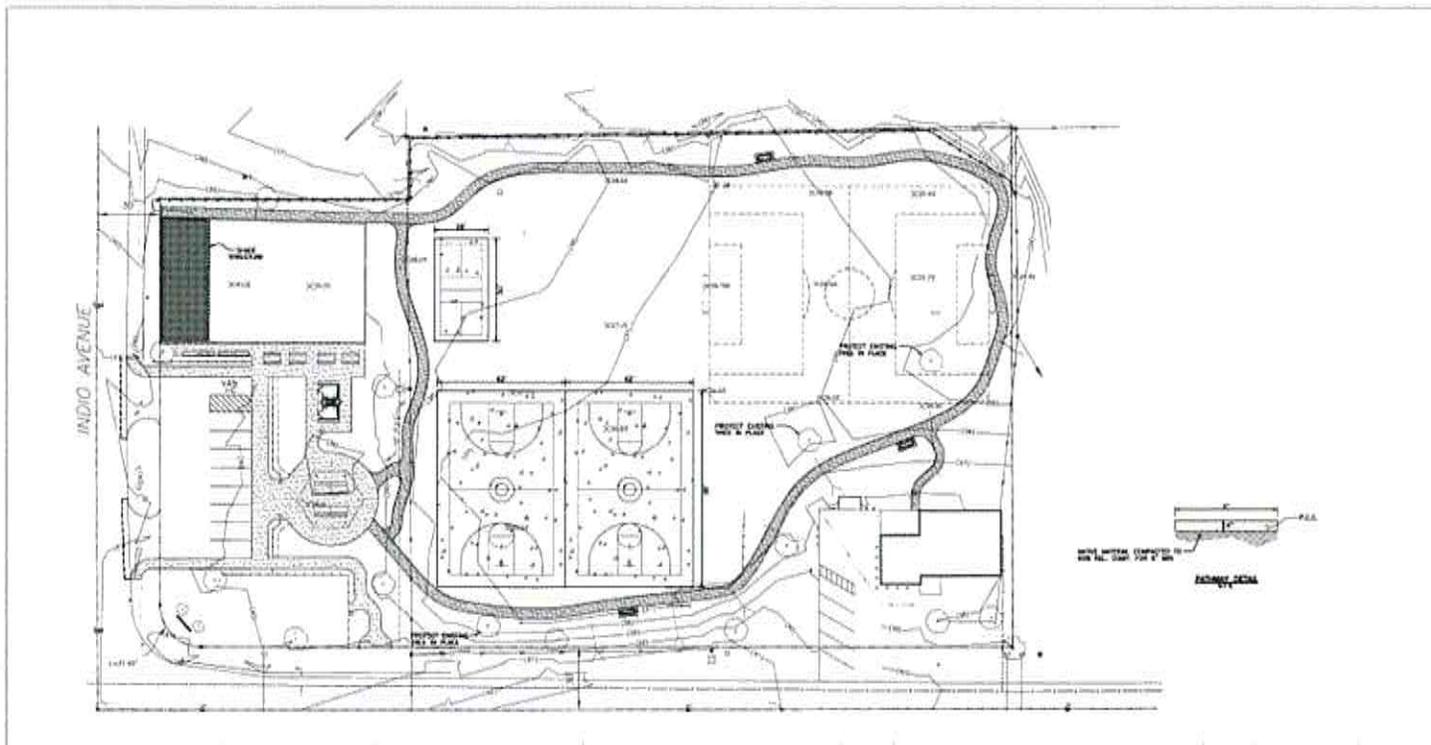
PARADISE PARK PLAYGROUND IMPROVEMENTS
Fiscal Year 2015/2016

Project No: 8048-809
Category: Parks & Recreation Facilities
Description: Preliminary improvement plan consists of basketball courts, sidewalks and pathways, shade sails, park benches, fencing replacement, low intensity lighting, and shade around playground.
Limit: East undeveloped area of Park
Status: Staff in process of preparing PE & E.
Schedule: Final design is underway. Oct. 2015: Anticipate TC authorization to bid construction.

Project Cost Estimate

PA/ED	
PS&E	
ROW/Property Acquisition	
Construction	288,160
Total	288,160

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
CDBG 560	94,460				
State Grant	168,700				
General Fund Reserve 800	25,000				
Total	288,160				



FISCAL YEAR 2015/2016 PUBLIC FACILITIES

Project Descriptions

2015/2016 Capital Improvement Program

PARK & RIDE SLURRY SEAL PROJECT					
Fiscal Year 2015/2016					
Project No:	8417				
Category:	Public Facilities				
Description:	Remove thermos striping, place type II slurry and replace striping.				
Limit:	Parking Lot				
Status:	Staff to prepare Plans & Specifications				
Schedule:	To be completed by July 31, 2016.				
Project Cost Estimate					
PA/ED	N/A				
PS&E	N/A				
ROW/Property Acquisition	N/A				
Construction	40,000				
Total	40,000				
Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Air Pollution Trust 543	40,000				
Total	40,000				



Project Descriptions

2015/2016 Capital Improvement Program

OLD KENNEL DEMOLITION
Fiscal Year 2015/2016

Project No:
 Category: **Public Facilities**
 Description: Demolition of all structures and slabs, removal of all appurtenances and debris, including septic/sewer system, and abatement of asbestos.
 Limit: 56460 Paseo Los Ninos
 Status: Staff preparing an Environmental Assessment Report.
 Schedule: To be completed by March 2016.

Project Cost Estimate

PA/ED	N/A
PS&E	N/A
ROW/Property Acquisition	N/A
Construction	50,000
Total	50,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Capital Proj. Reserve 800	50,000				
Total	50,000				



**FISCAL YEAR 2015/2016
TOWN OWNED
PROPERTY**

Project Descriptions

2015/2016 Capital Improvement Program

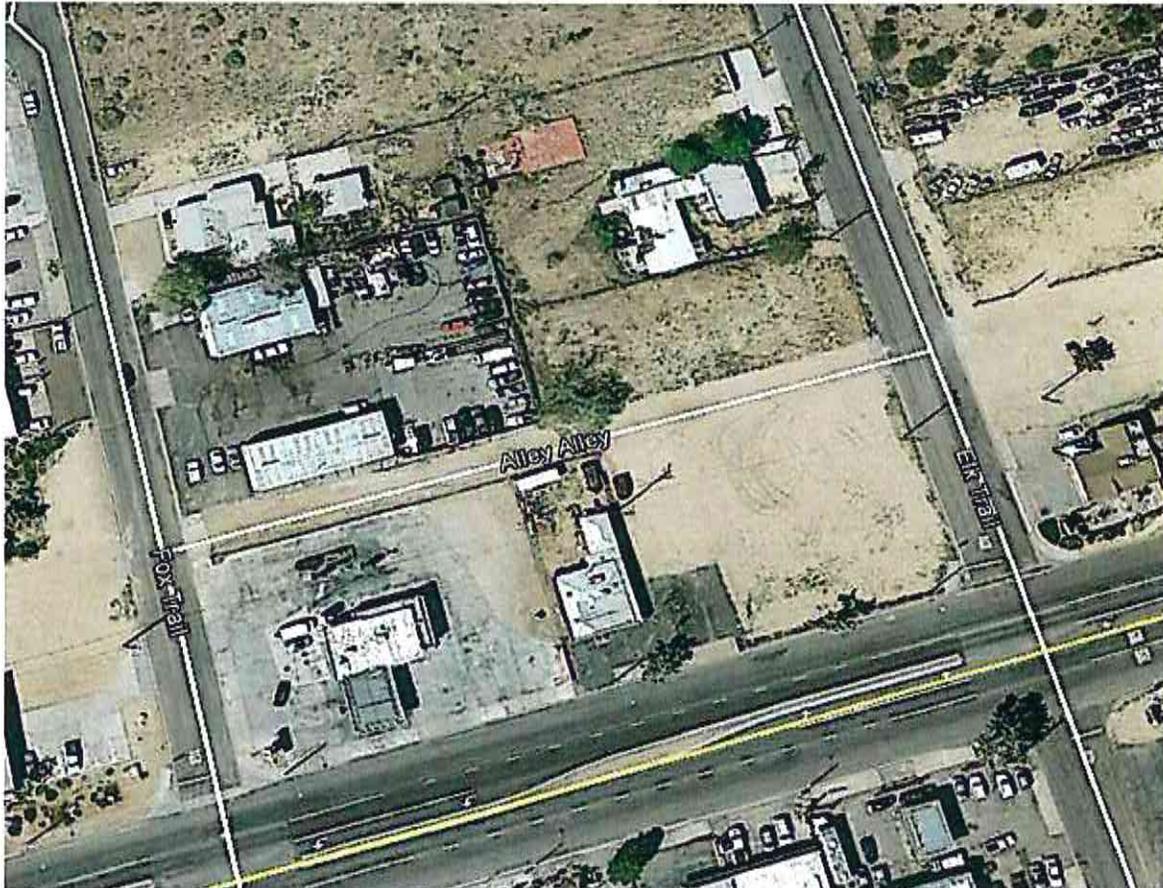
ELK TRAIL DEMOLITION
Fiscal Year 2015/2016

Project No:
 Category: **Town Owned Property**
 Description: Demolition of all structures and slabs, removal of all appurtenances and debris, including septic/sewer system, and abatement of asbestos
 Limit: 7346 Elk Trail
 Status: Staff preparing an Environmental Assessment Report.
 Schedule: To be completed by March 2016.

Project Cost Estimate

PA/ED	N/A
PS&E	N/A
ROW/Property Acquisition	N/A
Construction	17,000
Total	

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
General Fund Reserve 800	17,000				
Total	17,000				



Project Descriptions

2015/2016 Capital Improvement Program

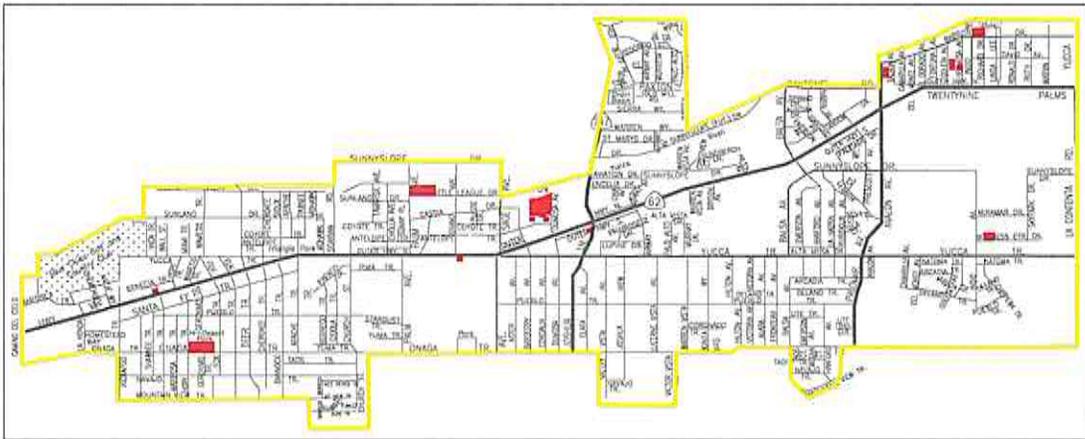
TOWN PROPERTY PHASE I SEWER CONNECTION
Fiscal Year 2015/2016

Project No:
Category: Town Owned Property
Description: Preparation of plans and specifications for wastewater connections for Phase I properties.
Limit: Community Center Paradise Park
 Community Dev/Public Works Jacobs Park
 Welcome Center Brehm Park
 RDA Properties PFF
 Buma Automotive
Status: Site plans illustrating existing improvements have been prepared to identify most reasonable connection routing. Engineering evaluating pipe depth, construction standards, etc.
Schedule: Will be determined pending HDWD start of Sewer Project.

Project Cost Estimate

PA/ED	N/A
PS&E	50,000
ROW/Property Acquisition	N/A
Construction	300,000
Total	320,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
General Fund Reserve 800	50,000				
Total	50,000				



Project Descriptions

2015/2016 Capital Improvement Program

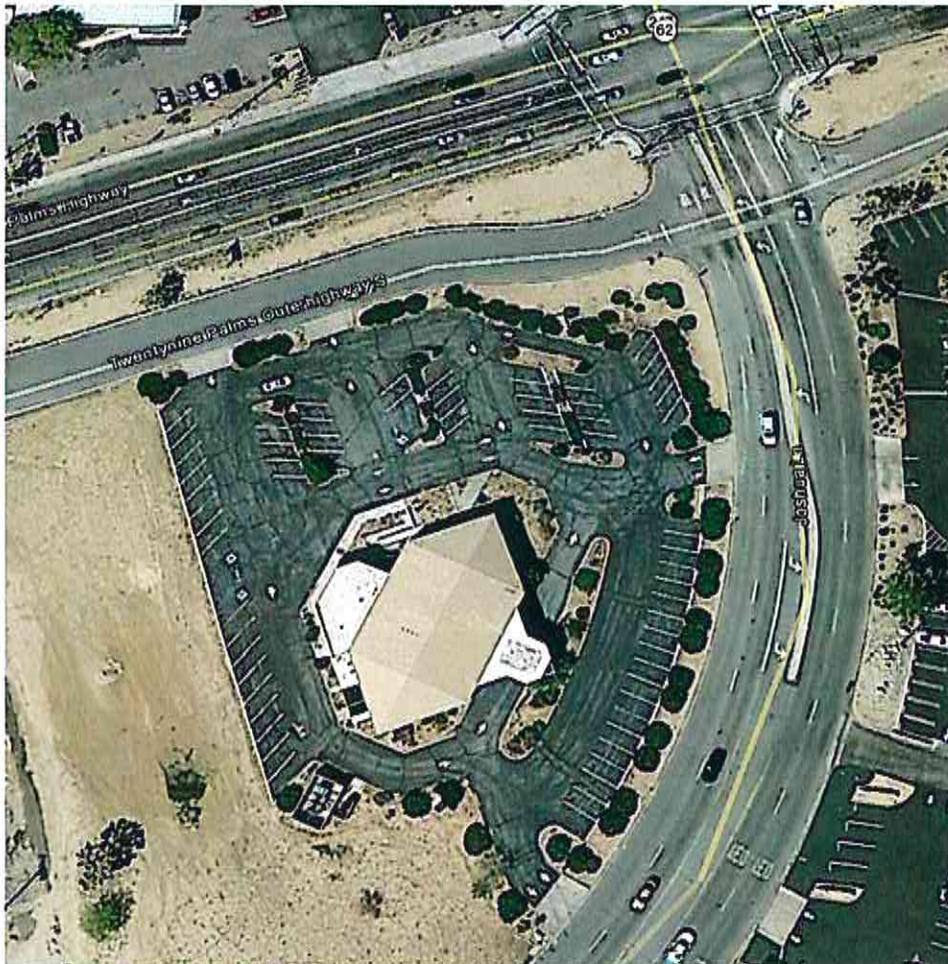
PFF DESIGN & RENOVATION
Fiscal Year 2015/2016

Project No:
 Category: **Town Owned Property**
 Description: Design and Renovation.
 Limit: 57271 Twenty-nine Palms Hwy.
 Status: Staff evaluating concept design.
 Schedule: To be completed by June 2016.

Project Cost Estimate

PA/ED	N/A
PS&E	100,000
ROW/Property Acquisition	N/A
Construction	400,000
Total	500,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
General Fund Reserve 800	500,000				
Total	500,000				



SECTION II

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECT DESCRIPTIONS 2016/2017



FISCAL YEAR 2016/2017 STREETS & HIGHWAYS

Project Descriptions

2015/2016 Capital Improvement Program

2016-2017 SLURRY SEAL
Fiscal Year 2016/2017

Project No: 8340
Category: Streets & Highways
Description: Installation of slurry seal/cape seal, hot mix asphalt repairs and replace street striping, markings and legends on designated streets.

Limit:

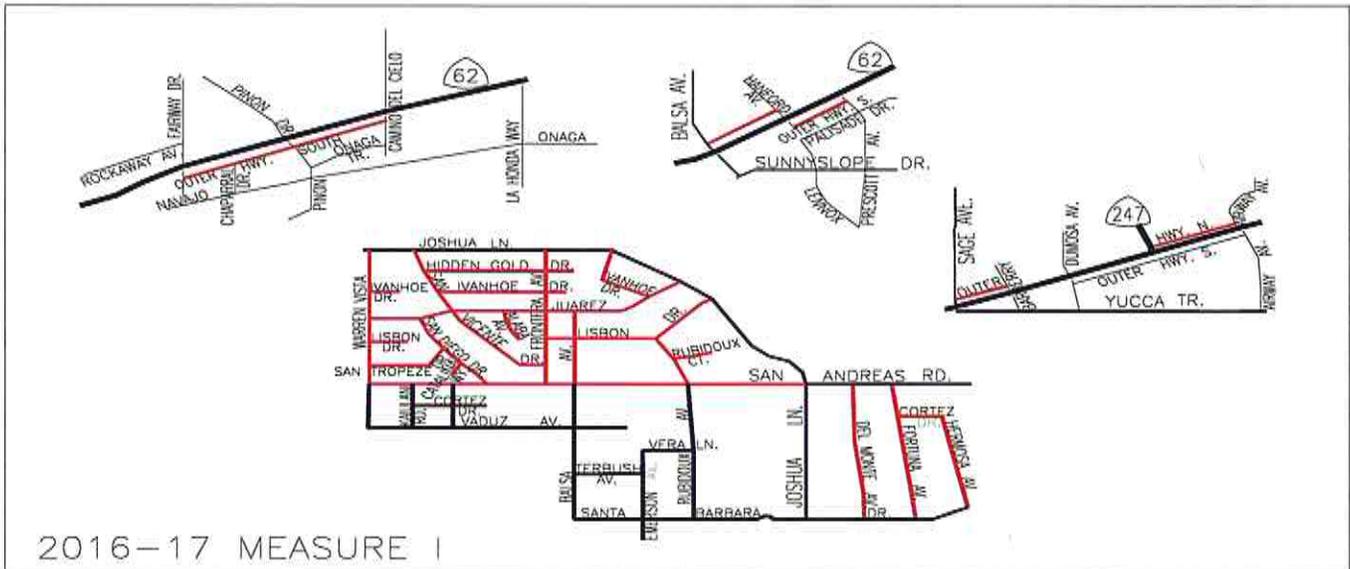
Alaba Av: Juarez/Cul-de-sac	Ivanhoe Dr: Warren Vista/End	San Vicente: Frontera/Joshua Ln
Balsa : Juarez/San Andreas	Ivanhoe Dr: San Vicente/End	San Tropeza: WarrenVista/SanDiego
Catalina Wy : San Diego/End	Ivanhoe Dr: Emerson/Juarez	Warren Vista: SanAndreas/Joshua Ln
Cortez Dr: Fortuna/Hermosa	Juarez Dr: Warren Vista/Joshua Ln	62OH: Hanford Av/Prescott Av
Del Monte Av: Santa Barbara/San Andreas	Lisbon Dr: Warren Vista/End	62OH: SR247/Airway Ave.
Emerson Av: Ivanhoe/Joshua Ln	Lisbon Dr: Frontera/Joshua Ln	62OH: Balsa Av/Hanford Av
Fortuna Av: Santa Barbara/San Andreas	Rubidoux Av: San Andreas/Lisbon	62OH: W End/Camino del Cielo
Frontera Av: Joshua Ln/San Andreas	Rubidoux Ct: Rubidoux Av/End	62OH: Sage Av/Barbarry Av
Hermosa Av: Santa Barbara/Cortez	San Andreas: Warren Vista/Joshua Ln	
Hidden Gold Dr: San Vicente/End	San Diego Dr: San Andreas/Juarez	

Status:
Schedule: Construction to start July 2016

Project Cost Estimate

PA/ED	N/A
PS&E	N/A
ROW/Property Acquisition	N/A
Construction	350,776
Total	350,776

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Local Meas I 523		70,989			
Unrestricted Meas I 524		279,787			
Total		350,776			



Project Descriptions

2015/2016 Capital Improvement Program

YUCCA TRAIL & WARREN VISTA INTERSECTION IMPROVEMENTS
Fiscal Year 2016/2017

Project No:
 Category: **Streets & Highways**
 Description: Short range improvements pending Yucca Trail Safety Study
 Limit: Intersection of Yucca Trail and Warren Vista
 Status: Safety Study is underway.
 Schedule:

Project Cost Estimate

PA/ED	N/A
PS&E	50,000
ROW/Property Acquisition	N/A
Construction	600,000
Total	650,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524		25,000			
Total		25,000			



Project Descriptions

2015/2016 Capital Improvement Program

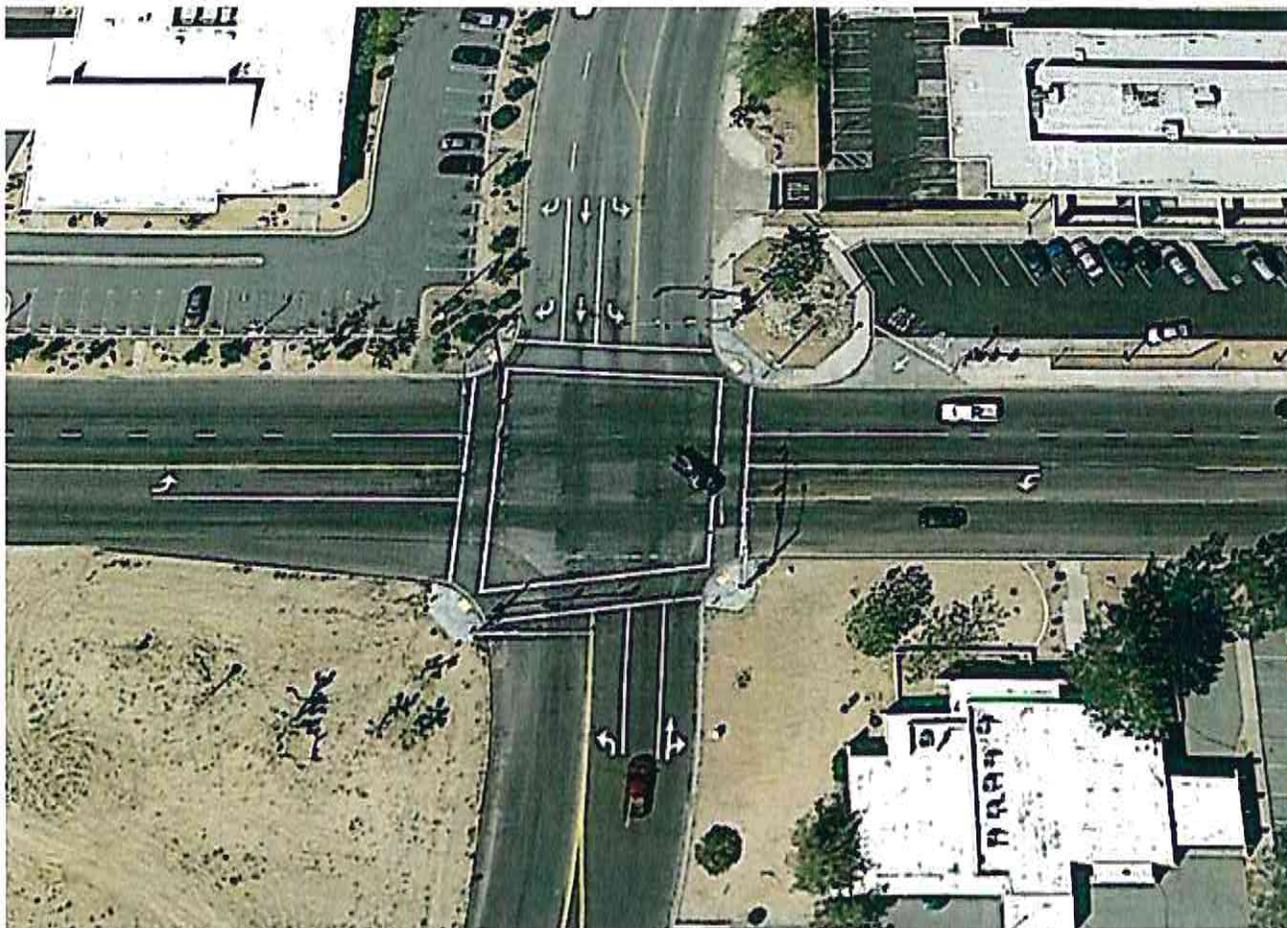
YUCCA TRAIL & JOSHUA LANE INTERSECTION IMPROVEMENTS
 Fiscal Year 2016/2017

Project No:
 Category: **Streets & Highways**
 Description: Short range improvements pending Yucca Trail Safety Study
 Limit: Intersection of Yucca Trail and Joshua Lane
 Status: Safety Study Underway
 Schedule:

Project Cost Estimate

PA/ED	N/A
PS&E	30,000
ROW/Property Acquisition	N/A
Construction	500,000
Total	530,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524		25,000			
Total		25,000			



Project Descriptions

2015/2016 Capital Improvement Program

ONAGA TRAIL: KICKAPOO TRAIL TO CAMINO DEL CIELO IMPROVEMENTS
Fiscal Year 2016/2017

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services for road extension, curb & gutter, sidewalks, handicapped ramps and driveway approaches.
 Limit: Onaga Trail between Kickapoo Trail and Camino del Cielo
 Status:
 Schedule:

Project Cost Estimate

PA/ED	100,000
PS&E	N/A
ROW/Property Acquisition	100,000
Construction	1,000,000
Total	1,200,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Dev. Impact Fees 350		100,000			
Total		100,000			



Project Descriptions

2015/2016 Capital Improvement Program

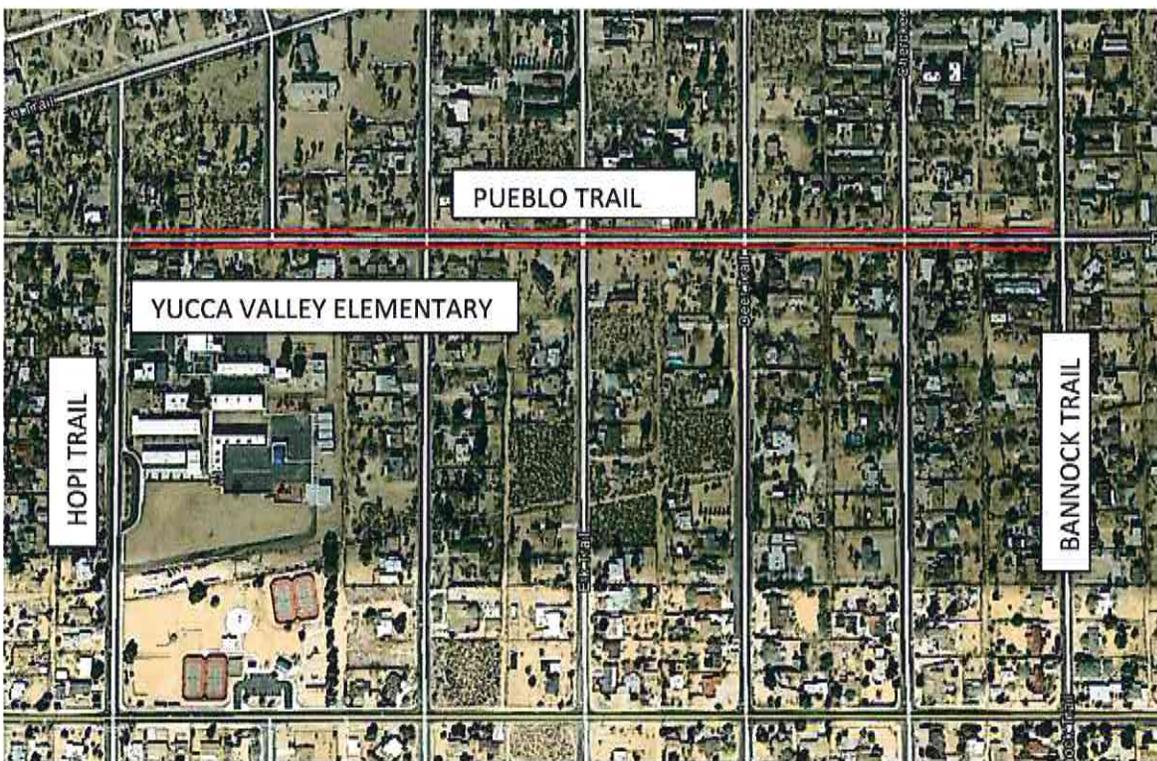
YUCCA VALLEY ELEMENTARY SCHOOL SIDEWALKS
Fiscal Year 2016/2017

Project No:
 Category: **Streets & Highways**
 Description: Construction of sidewalk, curb & gutter, and handicapped ramps on Pueblo Trail
 Limit: Pueblo Trail between Hopi Trail to Bannock Trail
 Status:
 Schedule:

Project Cost Estimate

PA/ED	5,000
PS&E	80,000
ROW/Property Acquisition	N/A
Construction	940,850
Total	1,025,850

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
ATP Grant Funds		80,000			
Total		80,000			

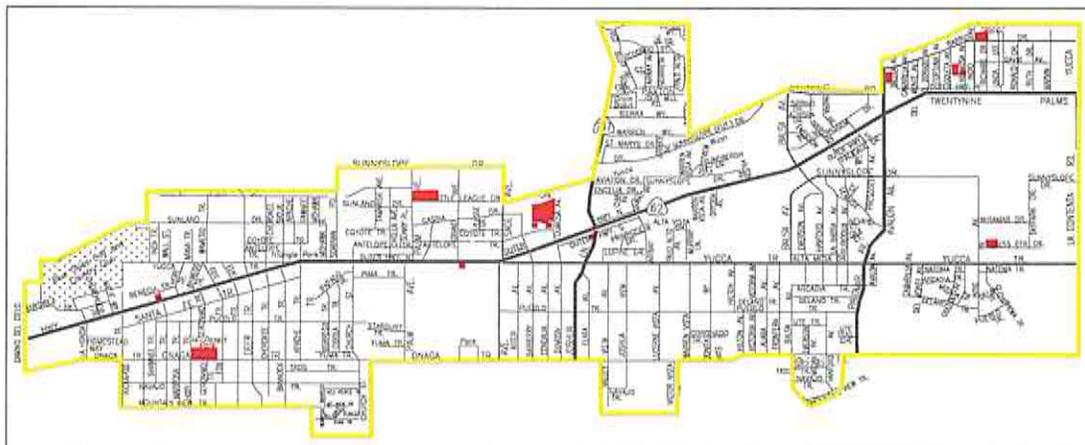


**FISCAL YEAR 2016/2017
TOWN OWNED
PROPERTY**

Project Descriptions

2015/2016 Capital Improvement Program

TOWN PROPERTY PHASE I SEWER CONNECTION					
Fiscal Year 2016/2017					
Project No:					
Category: Town Owned Property					
Description: Preparation of plans and specifications for wastewater connections for Phase I properties.					
Limit:					
Community Center		Paradise Park			
Community Dev/Public Works		Jacobs Park			
Welcome Center		Brehm Park			
RDA Properties		PFF			
Buma Automotive					
Status: Site plans illustrating existing improvements have been prepared to identify most reasonable connection routing. Engineering evaluating pipe depth, construction standards, etc.					
Schedule:					
Project Cost Estimate					
PA/ED	N/A				
PS&E	20,000				
ROW/Property Acquisition	N/A				
Construction	300,000				
Total	320,000				
Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
General Fund Reserve 800		300,000			
Total		300,000			



SECTION III

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECT DESCRIPTIONS 2017/2018



FISCAL YEAR 2017/2018 STREETS & HIGHWAYS

Project Descriptions

2015/2016 Capital Improvement Program

2017-2018 SLURRY SEAL
Fiscal Year 2017/2018

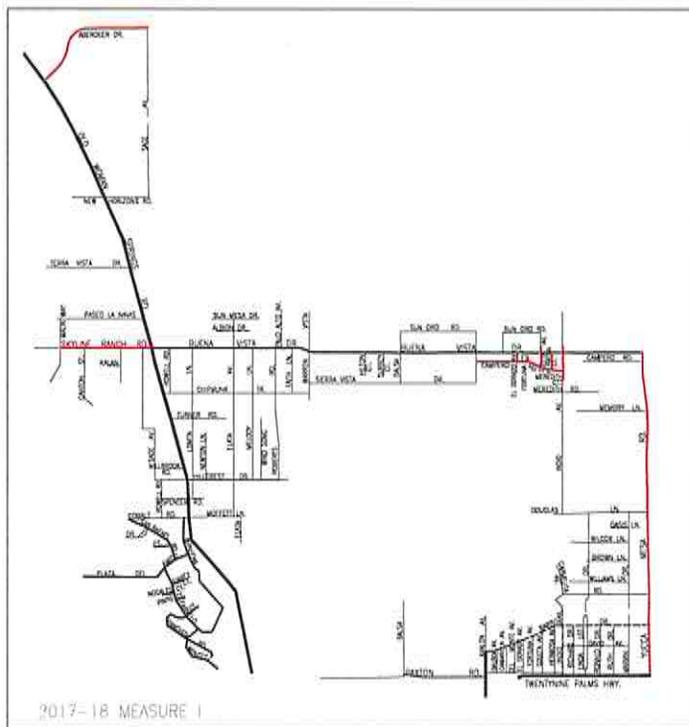
Project No: 8340
Category: Streets & Highways
Description: Installation of slurry seal/cape seal, hot mix asphalt repairs and replace street striping, markings and legends on designated streets.

Limit: Aberdeen Dr: OWS/Sage
 Campero Rd.: Avalon Av./Indio Av.
 El Dorado Av.: Campero Rd./Buena Vista Dr
 Fortuna Ct.: Campero Rd./Cul de Sac
 Goleta Av.: Campero Rd./End
 Hermosa Ct.: Campero Rd./Cul de Sac
 Hillcrest Dr.: SR247/End
 Indio Av.: Meredith Ct./End
 Meredith Ct.: Indio Av./Cul de Sac
 Skyline Ranch Rd: Malin Wy/OWS
 Yucca Mesa Rd : SR62/Buena Vista Dr.

Status:
Schedule: Construction to start July 2017

Project Cost Estimate	
PA/ED	N/A
PS&E	N/A
ROW/Property Acquisition	N/A
Construction	285,751
Total	284,845

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Arterial Meas I 522			155,090		
Unrestricted Meas I 524			129,755		
Total			284,845		



Project Descriptions

2015/2016 Capital Improvement Program

2017-2018 OVERLAY	
Fiscal Year 2017/2018	
Project No:	8340
Category:	Streets & Highways
Description:	Installation of 0.10' of asphalt overlay (by Force Account).
Limit:	Intersection of Buena Vista Drive and Yucca Mesa Road
Status:	
Schedule:	Construction to start July 2017

Project Cost Estimate	
PA/ED	N/A
PS&E	N/A
ROW/Property Acquisition	N/A
Construction	33,065
Total	33,065

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524			33,065		
Total			33,065		



Project Descriptions

2015/2016 Capital Improvement Program

JOSHUA LANE & ONAGA TRAIL INTERSECTION IMPROVEMENTS	
Fiscal Year 2017/2018	

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services for widening, left turn lanes and acceleration/deceleration lanes.
 Limit: Intersection of Joshua Lane and Onaga Trail
 Status:
 Schedule:

Project Cost Estimate	
PA/ED	N/A
PS&E	30,000
ROW/Property Acquisition	N/A
Construction	300,000
Total	330,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Arterial Meas I 522			25,000		
Total			25,000		



Project Descriptions

2015/2016 Capital Improvement Program

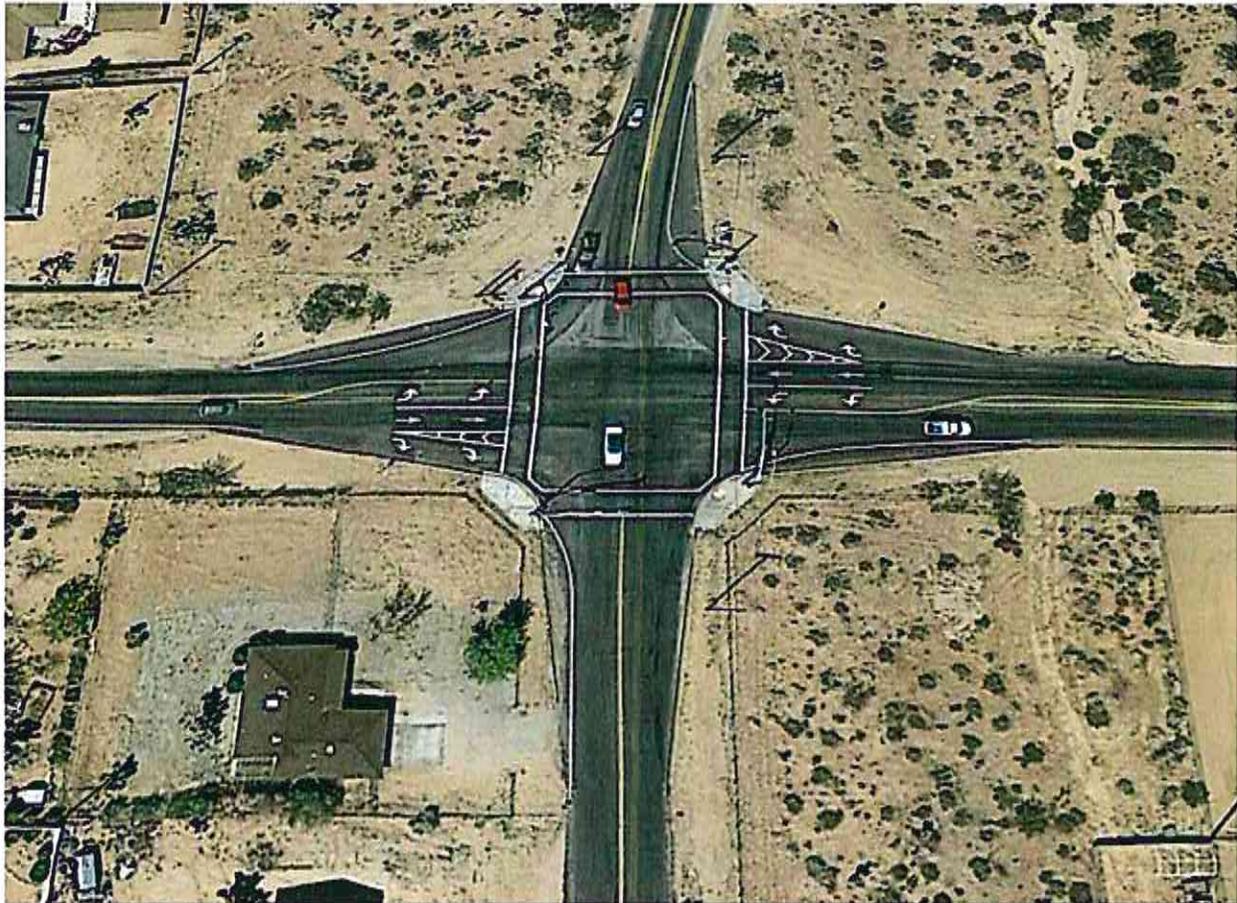
YUCCA TRAIL & PALOMAR AVE. INTERSECTION IMPROVEMENTS
Fiscal Year 2017/2018

Project No:
 Category: **Streets & Highways**
 Description: Widening and signal modification as recommended by the Yucca Trail Safety Study.
 Limit: Intersection Yucca Trail and Palomar Ave.
 Status:
 Schedule:

Project Cost Estimate

PA/ED	N/A
PS&E	50,000
ROW/Property Acquisition	N/A
Construction	600,000
Total	650,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Arterial Meas I 522			300,000		
Total					



Project Descriptions

2015/2016 Capital Improvement Program

SR62: SR247 TO WARREN VISTA AVE. IMPROVEMENTS
Fiscal Year 2017/2018

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services to widen SR62 from 4 lanes to 6 lanes.
 Limit: State Route 62 between SR247 and Warren Vista Ave.
 Status:
 Schedule:

Project Cost Estimate

PA/ED	100,000
PS&E	200,000
ROW/Property Acquisition	N/A
Construction	3,000,000
Total	3,300,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Dev. Impact Fees 350			200,000		
Total			200,000		



Project Descriptions

2015/2016 Capital Improvement Program

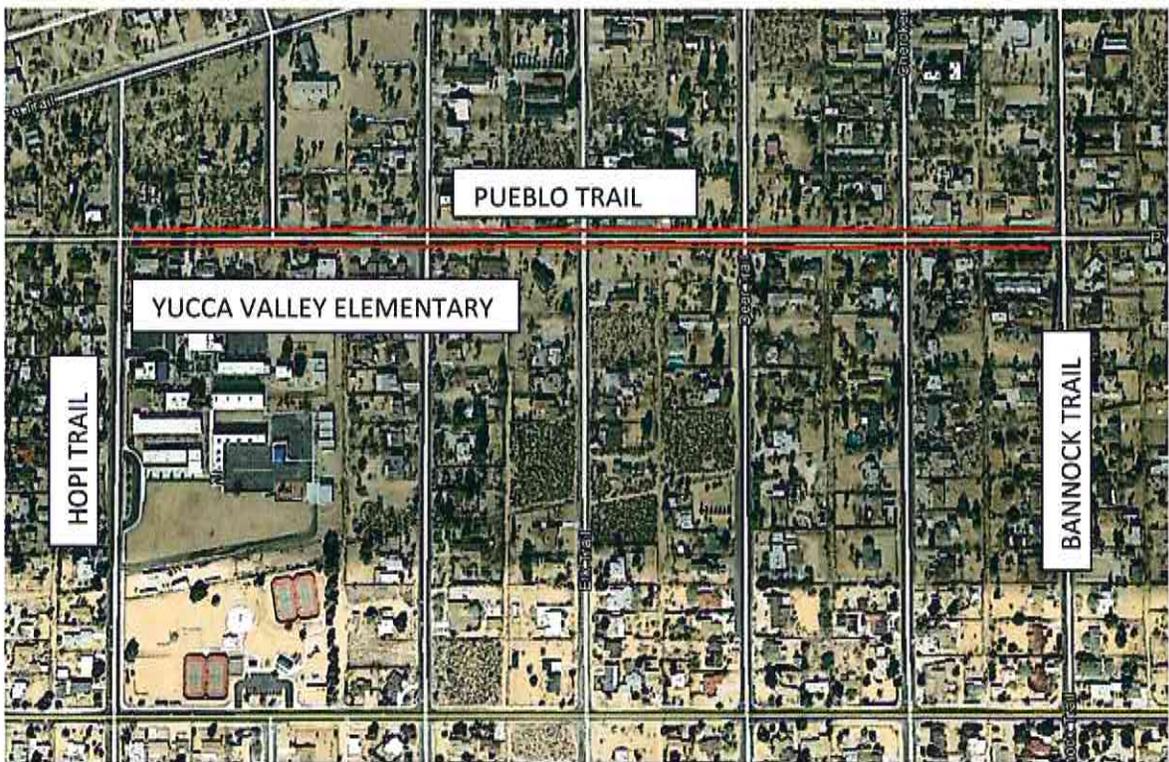
YUCCA VALLEY ELEMENTARY SCHOOL SIDEWALKS
 Fiscal Year 2017/2018

Project No:
 Category: **Streets & Highways**
 Description: Construction of sidewalk, curb & gutter, and handicapped ramps on Pueblo Trail
 Limit: Pueblo Trail between Hopi Trail to Bannock Trail
 Status:
 Schedule:

Project Cost Estimate

PA/ED	5,000
PS&E	80,000
ROW/Property Acquisition	N/A
Construction	940,850
Total	1,025,850

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
ATP Grant Funds			940,850		
Total			940,850		



SECTION IV

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECT DESCRIPTIONS 2018/2019



Project Descriptions

2015/2016 – 2019/2020 *CAPITAL IMPROVEMENT PROGRAM*

FISCAL YEAR 2018/2019 STREETS & HIGHWAYS

Project Descriptions

2015/2016 Capital Improvement Program

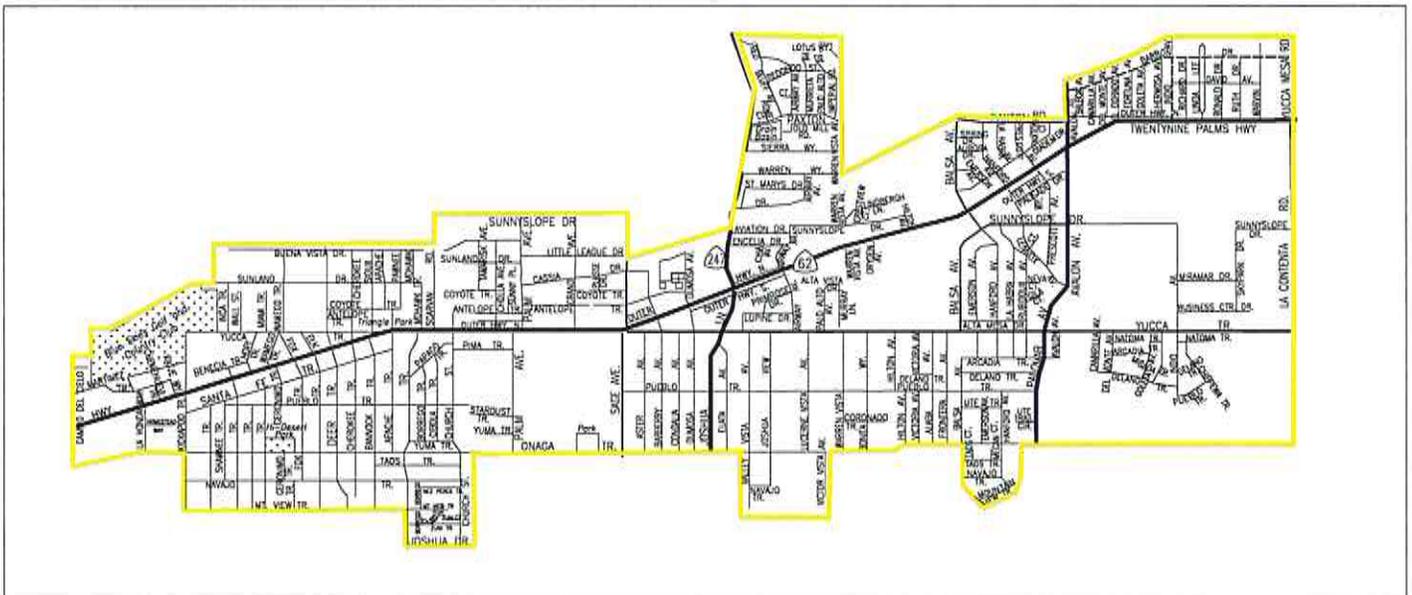
2018-2019 SLURRY SEAL
Fiscal Year 2018/2019

Project No: 8340
Category: Streets & Highways
Description: Installation of slurry seal/cape seal, hot mix asphalt repairs and replace street striping, markings and legends on designated streets within the Wastewater Phase I area.
Limit: To be determined.
Status: Staff is working with HDWD Staff on schedule and delivery of Wastewater Project and determination of street locations.
Schedule: Construction to start July 2018

Project Cost Estimate

PA/ED	N/A
PS&E	N/A
ROW/Property Acquisition	N/A
Construction	500,000
Total	500,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524				500,000	
Total				500,000	



Project Descriptions

2015/2016 Capital Improvement Program

YUCCA TRAIL & WARREN VISTA INTERSECTION IMPROVEMENTS
Fiscal Year 2018/2019

Project No:
 Category: **Streets & Highways**
 Description: Construction of Safety Improvements pending Yucca Trail Safety Study.
 Limit: Intersection of Yucca Trail and Warren Vista
 Status: Safety Study is underway.
 Schedule:

Project Cost Estimate	
PA/ED	N/A
PS&E	50,000
ROW/Property Acquisition	N/A
Construction	600,000
Total	650,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524				400,000	
Total				400,000	



Project Descriptions

2015/2016 Capital Improvement Program

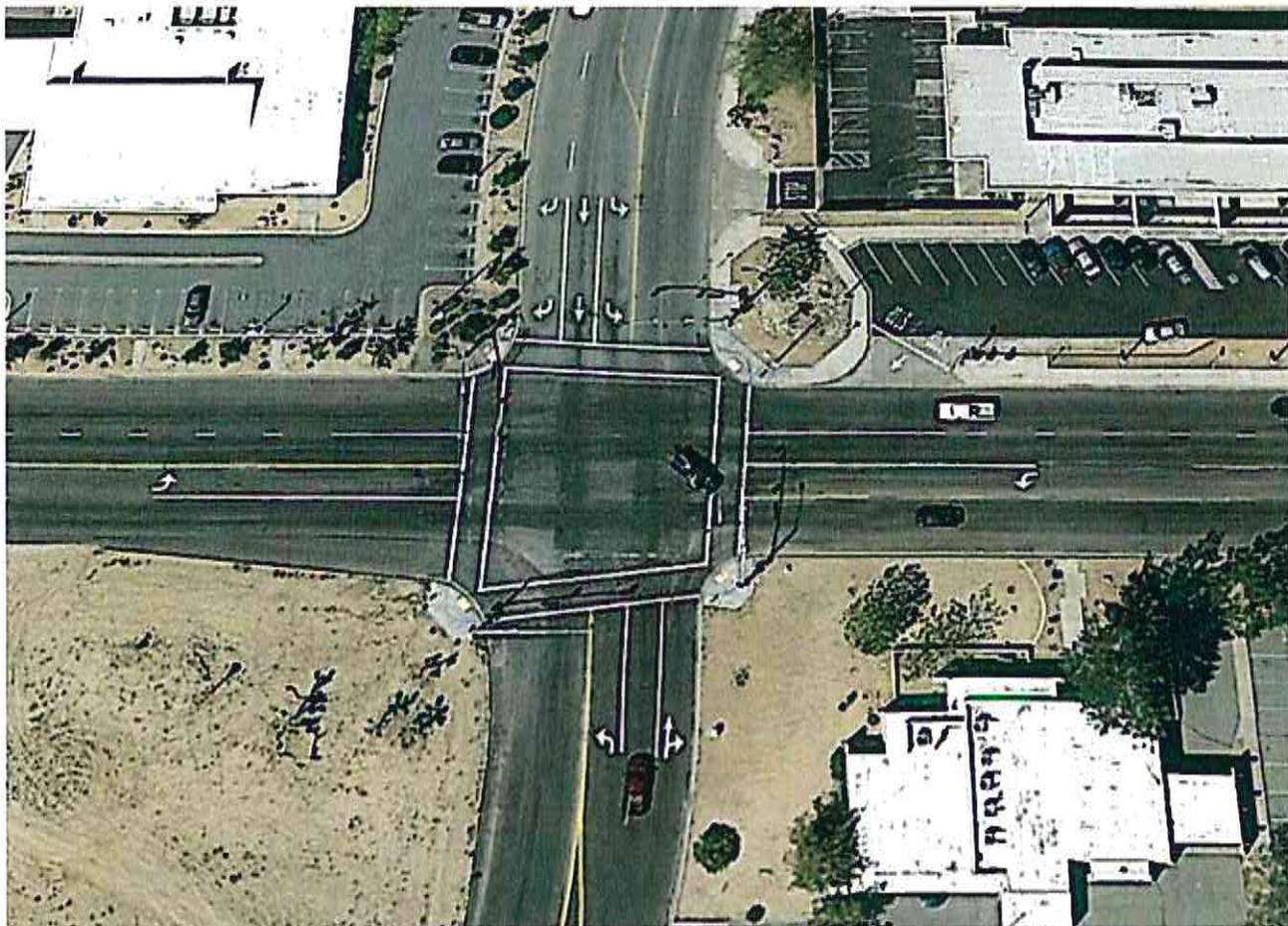
YUCCA TRAIL & JOSHUA LANE INTERSECTION IMPROVEMENTS
 Fiscal Year 2018/2019

Project No:
 Category: **Streets & Highways**
 Description: Construction of Safety Improvements pending Yucca Trail Safety Study.
 Limit: Intersection of Yucca Trail and Joshua Lane
 Status: Safety Study Underway
 Schedule:

Project Cost Estimate

PA/ED	N/A
PS&E	30,000
ROW/Property Acquisition	N/A
Construction	500,000
Total	530,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524				280,000	
Total				280,000	



Project Descriptions

2015/2016 Capital Improvement Program

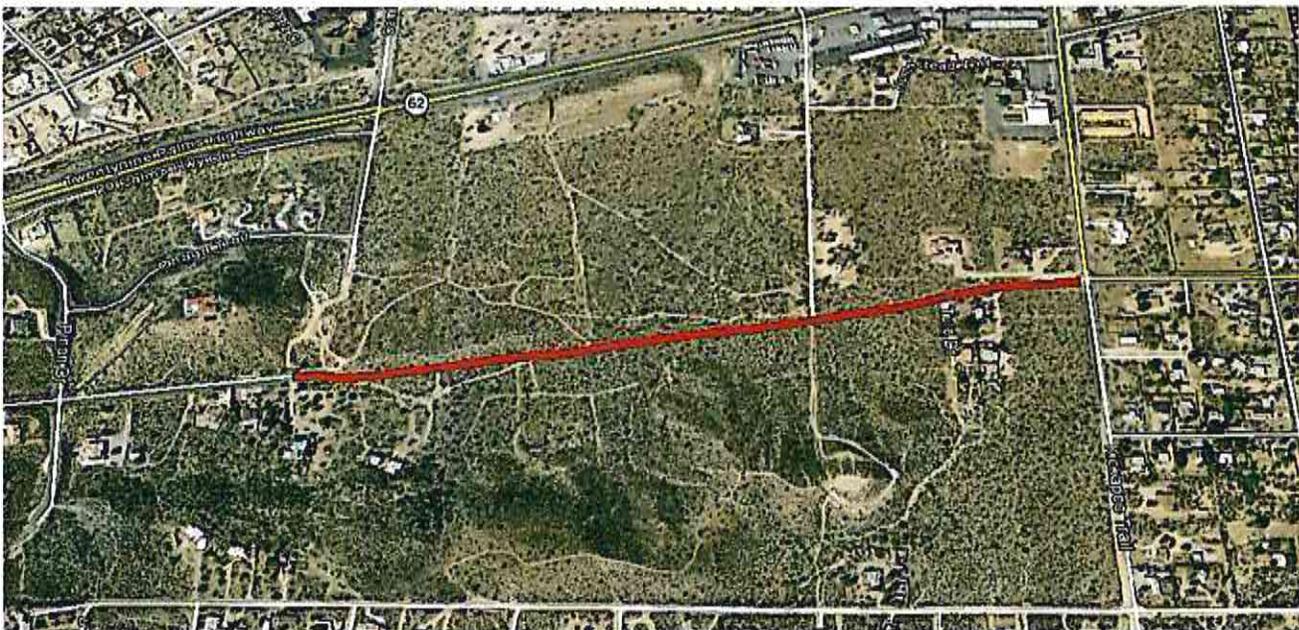
ONAGA TRAIL: KICKAPOO TRAIL TO CAMINO DEL CIELO IMPROVEMENTS
Fiscal Year 2018/2019

Project No:
 Category: **Streets & Highways**
 Description: Construction of Road extension, curb & gutter, sidewalks, handicapped ramps and driveway approaches.
 Limit: Onaga Trail between Kickapoo Trail and Camino del Cielo
 Status:
 Schedule:

Project Cost Estimate

PA/ED	100,000
PS&E	N/A
ROW/Property Acquisition	100,000
Construction	1,000,000
Total	1,200,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Dev. Impact Fees 350				725,000	
Total				725,000	



Project Descriptions

2015/2016 Capital Improvement Program

YUCCA TRAIL & INDIO AVE. INTERSECTION IMPROVEMENTS
 Fiscal Year 2018/2019

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services to widen road, acceleration/deceleration lanes and left turn lanes.
 Limit: Intersection Yucca Trail and Indio Ave.
 Status:
 Schedule:

Project Cost Estimate

PA/ED	N/A
PS&E	30,000
ROW/Property Acquisition	N/A
Construction	300,000
Total	330,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524				25,000	
Total				25,000	



Project Descriptions

2015/2016 Capital Improvement Program

YUCCA TRAIL & LA CONTENTA RD. INTERSECTION IMPROVEMENTS
Fiscal Year 2018/2019

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services to widen road , acceleration/deceleration lanes and left turn lanes.
 Limit: Intersection Yucca Trail and La Contenta Road.
 Status:
 Schedule:

Project Cost Estimate	
PA/ED	N/A
PS&E	30,000
ROW/Property Acquisition	N/A
Construction	300,000
Total	330,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524				25,000	
Total				25,000	



Project Descriptions

2015/2016 Capital Improvement Program

BUENA VISTA & YUCCA MESA RD. INTERSECTION IMPROVEMENTS	
Fiscal Year 2018/2019	

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services to widen road, acceleration/deceleration lanes and left turn lanes.
 Limit: Intersection Buena Vista and Yucca Mesa Road
 Status:
 Schedule:

Project Cost Estimate	
PA/ED	N/A
PS&E	30,000
ROW/Property Acquisition	N/A
Construction	300,000
Total	330,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524				25,000	
Total				25,000	



Project Descriptions

2015/2016 Capital Improvement Program

ONAGA TRAIL & PALOMAR AVE INTERSECTION IMPROVEMENTS
Fiscal Year 2018/2019

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services to widen, acceleration/deceleration lanes and left turn lanes.
 Limit: Intersection Onaga Trail and Palomar Ave.
 Status:
 Schedule:

Project Cost Estimate	
PA/ED	N/A
PS&E	30,000
ROW/Property Acquisition	N/A
Construction	300,000
Total	330,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524				25,000	
Total				25,000	



Project Descriptions

2015/2016 Capital Improvement Program

INDIO AVE: YUCCA TRAIL TO SR62 IMPROVEMENTS
Fiscal Year 2018/2019

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services for road extension, curb & gutter, sidewalks and handicapped ramps.
 Limit: Indio Ave between Yucca Trail and SR62.
 Status:
 Schedule:

Project Cost Estimate

PA/ED	N/A
PS&E	250,000
ROW/Property Acquisition	N/A
Construction	2,250,000
Total	2,500,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Capital Project Reserve 800				250,000	
Total				250,000	



Project Descriptions

2015/2016 Capital Improvement Program

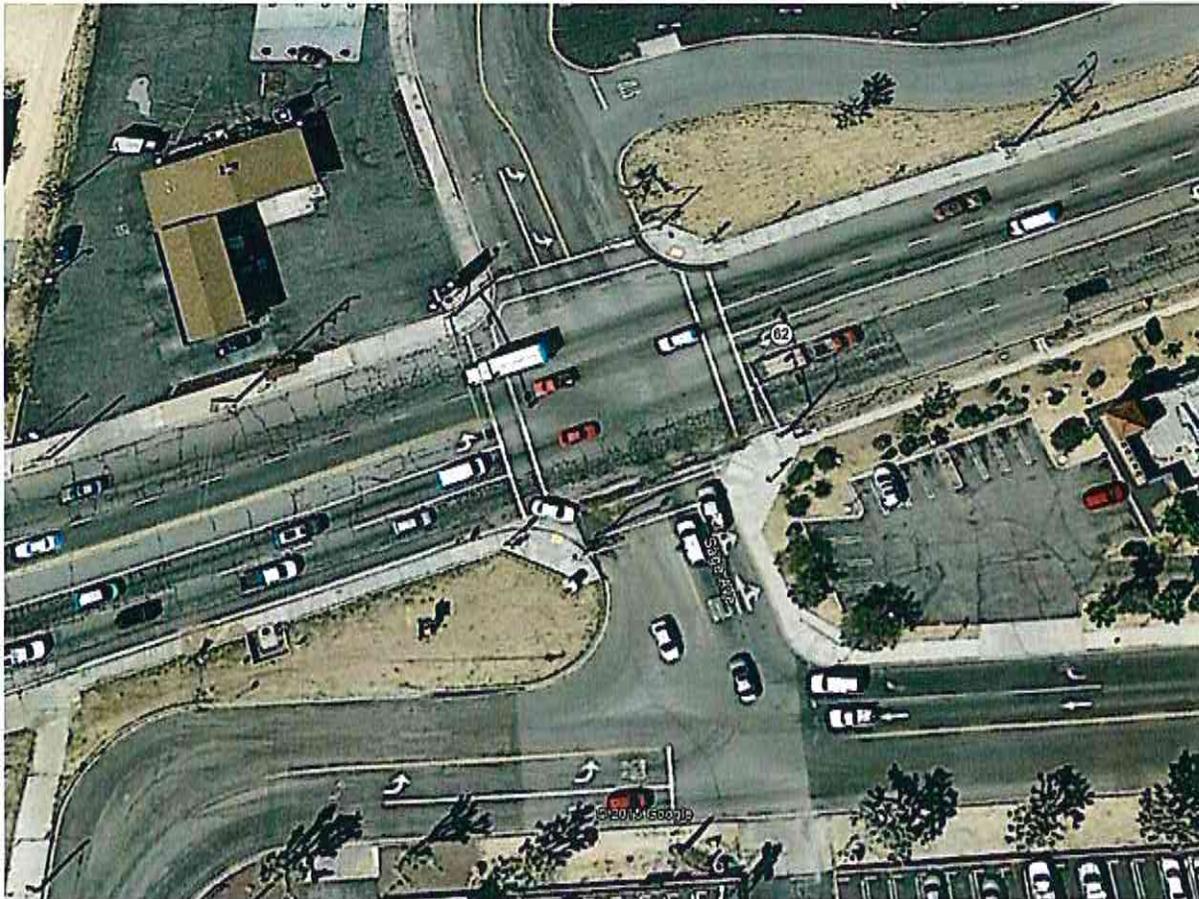
SR62 & SAGE AVE INTERSECTION IMPROVEMENTS
Fiscal Year 2018/2019

Project No:
 Category: **Streets & Highways**
 Description: Construct acceleration/deceleration lanes, turn pockets and signal modification as recommended by the Yucca Trail Safety Study.
 Limit: Intersection of SR62 and Sage Ave
 Status:
 Schedule:

Project Cost Estimate

PA/ED	N/A
PS&E	50,000
ROW/Property Acquisition	N/A
Construction	600,000
Total	650,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Capital Projects Reserve 800				200,000	
Total				200,000	



SECTION V

FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM PROJECT DESCRIPTIONS 2019/2020



Project Descriptions

2015/2016 – 2019/2020 *CAPITAL IMPROVEMENT PROGRAM*

FISCAL YEAR 2019/2020 STREETS & HIGHWAYS

Project Descriptions

2015/2016 Capital Improvement Program

2019-2020 SLURRY SEAL
Fiscal Year 2019/2020

Project No: 8340
Category: Streets & Highways
Description: Installation of slurry seal/cape seal, hot mix asphalt repairs and replace street striping, markings and legends on designated streets.

Limit:

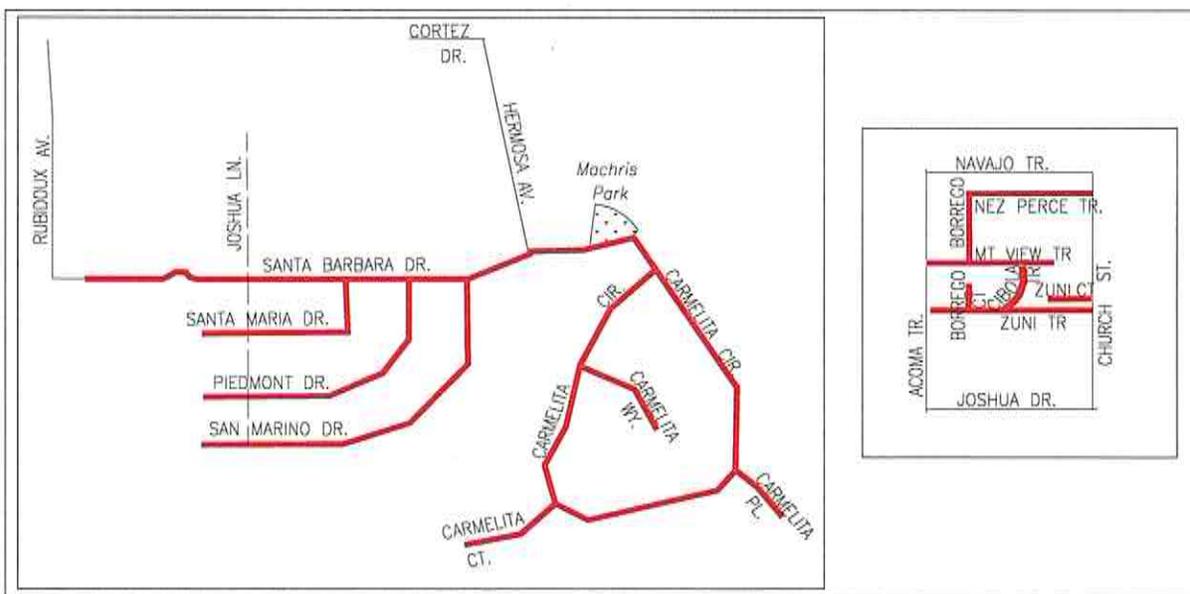
Borrego Ct: Zuni Tr/End	Nez Perce Tr : Borrego Tr/Church St
Borrego Tr: Nez Perce Tr/Mt. View Tr.	Piedmont Dr : Santa Barbara/End
Carmelita Circle	San Marino Dr : Santa Barbara/Black Rock Canyon
Carmelita Court	Santa Barbara Dr : Cul-de-sac/East End
Carmelita Place	Santa Maria Dr : Del Monte/End
Carmelita Way	Zuni Ct : Church St/End
Cibola Tr: Mt View Tr/Zuni Tr.	Zuni Tr : Acoma Tr/Cibola
Mt. View Tr: Borrego Tr/End	

Status:
Schedule: Construction to start July 2019

Project Cost Estimate

PA/ED	N/A
PS&E	N/A
ROW/Property Acquisition	N/A
Construction	190,891
Total	190,891

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524					190,891
Total					190,891



Project Descriptions

2015/2016 Capital Improvement Program

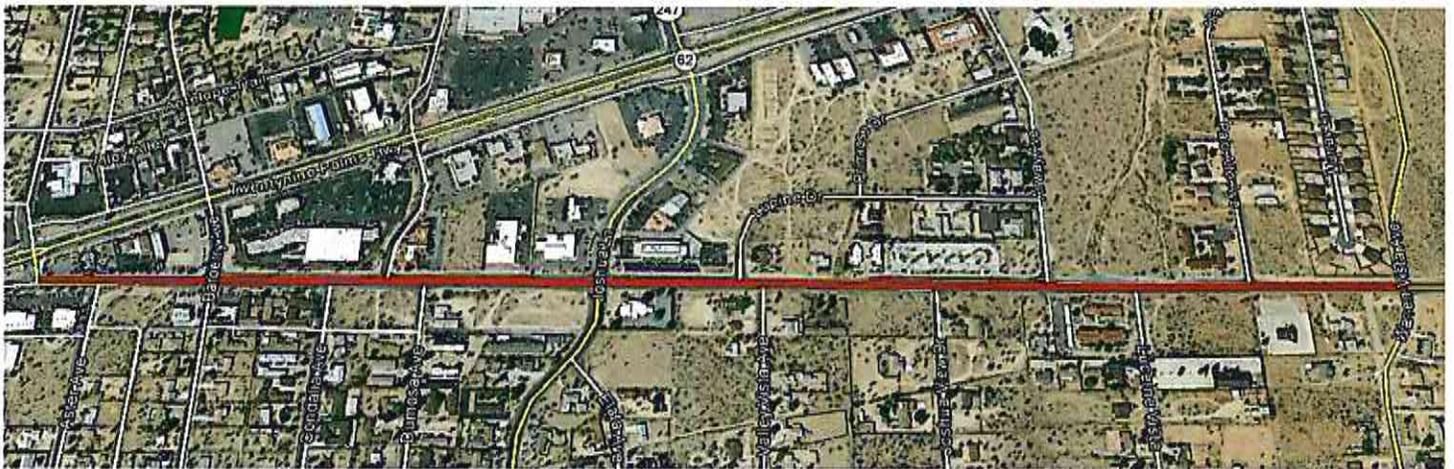
YUCCA TRAIL: SAGE AVE TO WARREN VISTA IMPROVEMENTS
Fiscal Year 2019/2020

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services & Construction for Widening as recommended by Yucca Trail Safety Study.
 Limit: Yucca Trail between Sage Ave and Warren Vista
 Status:
 Schedule:

Project Cost Estimate

PA/ED	N/A
PS&E	100,000
ROW/Property Acquisition	N/A
Construction	1,000,000
Total	1,100,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524					600,000
Total					600,000



Project Descriptions

2015/2016 Capital Improvement Program

GOLDEN BEE: ACOMA TRAIL TO CHOLLA AVE. IMPROVEMENTS					
Fiscal Year 2019/2020					
Project No:					
Category: Streets & Highways					
Description: Professional Design Services for Street Construction: Road extension, curb & gutter, sidewalks, handicapped ramps and driveway approaches.					
Limit: Golden Bee between Acoma Trail and Cholla Ave.					
Status:					
Schedule:					
Project Cost Estimate					
PA/ED	N/A				
PS&E	100,000				
ROW/Property Acquisition	N/A				
Construction					
Total	100,000				
Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524					75,000
Total					75,000



Project Descriptions

2015/2016 Capital Improvement Program

JOSHUA LANE & ONAGA TRAIL INTERSECTION IMPROVEMENTS
Fiscal Year 2019/2020

Project No:
 Category: **Streets & Highways**
 Description: Construction of widening, left turn lanes and acceleration/deceleration lanes.
 Limit: Intersection of Joshua Lane and Onaga Trail
 Status:
 Schedule:

Project Cost Estimate

PA/ED	N/A
PS&E	30,000
ROW/Property Acquisition	N/A
Construction	300,000
Total	330,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Unrestricted Meas I 524					205,000
Total					205,000



Project Descriptions

2015/2016 Capital Improvement Program

YUCCA TRAIL: WARREN VISTA TO LA CONTENTA ROAD IMPROVEMENTS
Fiscal Year 2019/2020

Project No:
 Category: **Streets & Highways**
 Description: Professional Design Services to widen road as recommended by the Yucca Trail Safety Study
 Limit: Yucca Trail between Warren Vista and La Contenta Road
 Status:
 Schedule:

Project Cost Estimate	
PA/ED	N/A
PS&E	100,000
ROW/Property Acquisition	N/A
Construction	
Total	100,000

Fund Source	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20
Dev. Impact Fees 350					75,000
Total					75,000



SECTION VI

UNFUNDED PROJECTS

OF THE 5-YEAR

CAPITAL IMPROVEMENT

PROGRAM



**UNFUNDED PROJECTS
OF THE 5-YEAR
CAPITAL IMPROVEMENT
PROGRAM PURSUANT TO
ADOPTION OF ADA
TRANSITION PLAN**

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

***ADA TRANSITION PLAN
FACILITIES
UNFUNDED PROJECTS**

Community Center Complex	710,294
Community Center Park	106,235
Community Development/Public Works	74,047
Machris Park	166,972
Jacobs Park	219,385
Paradise Park	144,685
Welcome Center	31,270
Park and Ride	17,725
TOTAL:	\$1,470,613.

**REFERENCE: Town of Yucca Valley; ADA Transition Plan; Dated April 20, 2009; Prepared by Sally Swanson Architects, Inc*

**UNFUNDED PROJECTS
OF THE 5-YEAR
CAPITAL IMPROVEMENT
PROGRAM PURSUANT TO
ADOPTION OF MASTER PLAN
OF DRAINAGE**

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

**DRAINAGE FACILITIES
UNFUNDED PROJECTS**

<u>CONVEYANCE FACILITIES</u>	<u>FACILITY NO.</u>	<u>NON-DETAINED</u>	<u>DETAINED</u>
Yucca Wash	Y01	27,804,000	22,118,000
Hanford Avenue Drain	Y01-01	3,011,000	3,011,000
Crestview Wash	Y01-02	203,000	203,000
Yucca Wash Tributaries	Local	608,000	608,000
West Burnt Mtn. Wash	Y02	14,331,000	7,768,000
East Burnt Mtn. Wash	Y03	10,601,000	8,471,000
Long Canyon Channel	Y07	6,242,000	4,580,000
Hospital Channel	Y09	5,985,000	5,394,000
High School Channel	Y09-01	532,000	532,000
Cholla Avenue Drain	Local	449,000	449,000
Acoma Channel	Y10	3,514,000	1,299,000
Deer Trail Channel	Y11	680,000	680,000
Water Canyon Channel	Y12	8,963,000	4,479,000
Kickapoo Drain	K01	2,734,000	686,000
La Honda Drain	K01-01	247,000	247,000
Inca Trail Wash	K01-03	632,000	632,000
Pinon Creek	P01	2,031,000	2,031,000
Covington Wash	C01	2,885,000	2,885,000
Sierra Vista Wash	V01	401,000	401,000
Hillcrest Wash	V01-03	14,000	14,000
OWS Channel	Y04	3,252,000	3,252,000
Buena Vista Wash	Y05	1,923,000	1,923,000
SUBTOTAL CONVEYANCE FACILITIES:		\$97,042,000	\$71,663,000
<u>DETENTION FACILITIES</u>			
Water Canyon Basin			3,750,000
Kickapoo Basin			640,000
Acoma Basin			1,140,000
Long Canyon Basin			1,750,000
East Burnt Mtn. Basin			1,510,000
West Burnt Mtn. Basin			1,160,000
SUBTOTAL DETENTION FACILITIES:			\$9,950,000
TOTAL FACILITIES COST:		\$97,042,000	\$81,613,000
10% Engineering & Design		9,704,200	8,161,300
15% Administration & Inspection		14,556,300	12,241,950
GRAND TOTAL FACILITIES COST:		\$121,302,500	\$102,016,250

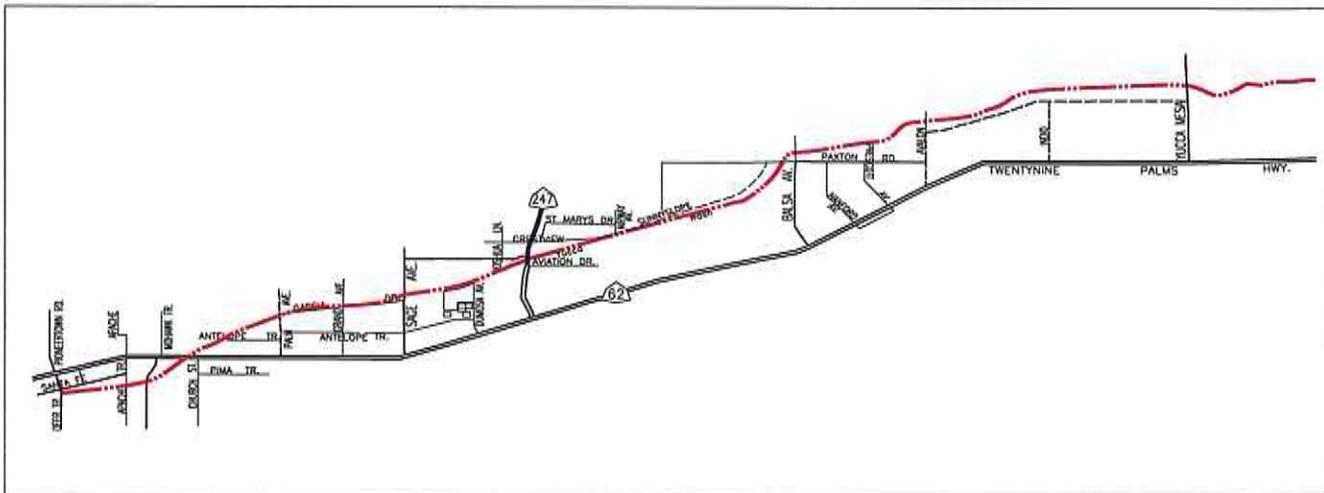
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

YUCCA WASH

Project No. N/A
 Category: **Drainage Facilities**
 Description: * **Yucca Wash: (Y01)** This is an existing graded earth flood control channel for the majority of its length. Significant changes are not proposed for the wash except for the most westerly reach, the wash would remain a soft bottom trapezoidal channel with grade stabilizers and side slope revetment. The most westerly reach between Deer Tr. and Apache Tr. will be a concrete lined channel with improved culverts at street crossings. Some of the soft bottom reaches would be enlarged to convey the 100-year peak flows with freeboard. All weather street crossings are proposed for SR62, Sage Ave and SR247. The proposed detention basins will reduce the peak flow rate and debris in the wash and the need for grade stabilizers will be required. Stabilization will be provided in several locations by existing street crossings of the wash flow line and through improved at-grade culver crossings.
 Limits: * Limits are as indicated.
 Status: Unfunded
 Schedule: N/A

Project Cost Estimate*	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	2,780,400	2,211,800
ROW/Property Acquisition	464,167	274,215
Construction	27,339,833	21,843,785
Administration/Inspection	4,170,600	3,317,700
Total	34,755,000	27,647,500

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



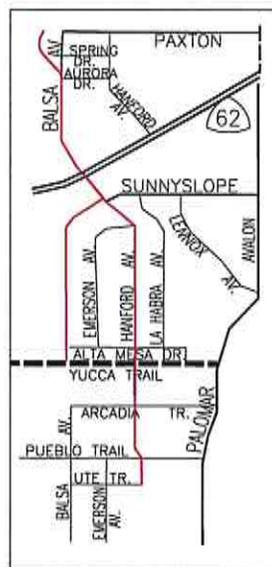
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

HANFORD AVENUE DRAIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	Hanford Ave. Drain (Y01-01): Soft bottom and rock lined channel with reinforced concrete box, fence and gates, street pavement and right-of way. Construct channel from Yucca Wash confluence U/S to Sunnyslope Dr. and construct Hanford Ave., and Balsa Ave. street improvements as needed.
Limits: *	Limits as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	301,100	301,100
ROW/Property Acquisition	70,218	70,218
Construction	2,940,782	2,940,782
Administration/Inspection	451,650	451,650
Total	3,763,750	3,763,750

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



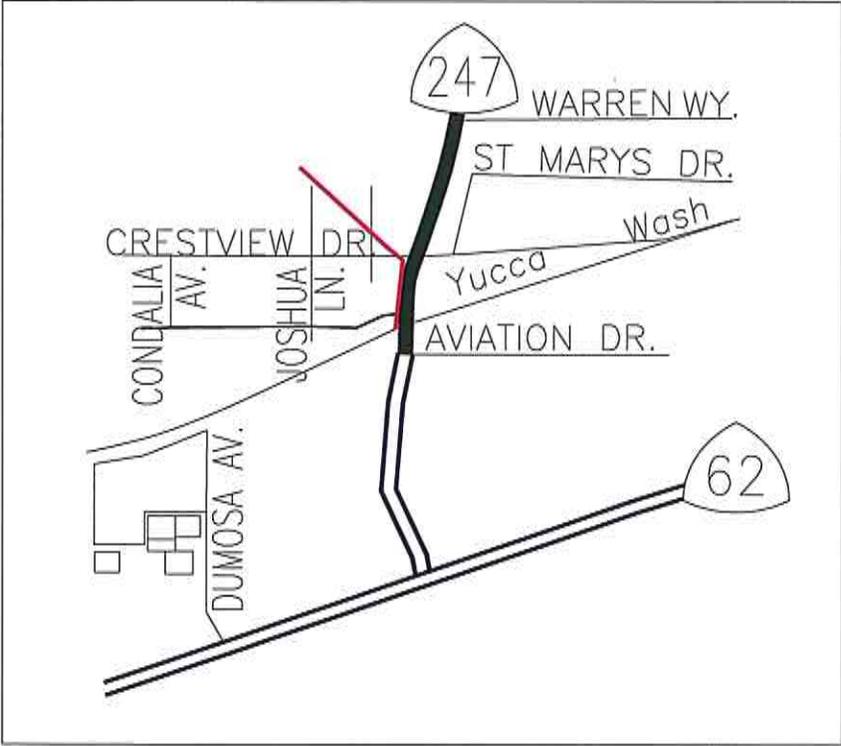
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

CRESTVIEW WASH

Project No.	N/A
Category:	Drainage Facilities
Description: *	Crestview Wash (Y01-02): Rock lined channel, fence and gates, and right-of-way.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	20,300	20,300
ROW/Property Acquisition	1,942	1,942
Construction	201,058	201,058
Administration/Inspection	30,450	30,450
Total	253,750	253,750

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



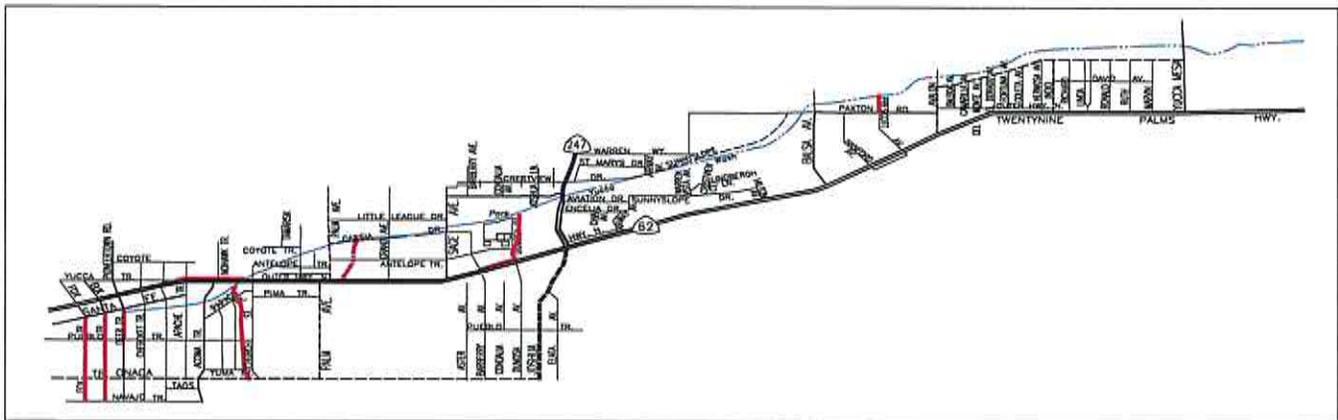
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

YUCCA WASH TRIBUTARIES

Project No.	N/A
Category:	Drainage Facilities
Description: *	Yucca Wash Tributaries (Local): Church Channel (Existing); Along Deer Trail; Along Elk Trail; Along Fox Trail; SR62 Drain; Paxton Road Drain; Grand Ave. Drain; Prescott Ave. Drain. The area tributary to the Church Channel will be reduced as a result of the proposed Acoma Detention/Sediment Basin and Channel. The runoff from the local area will be carried in the existing soft bottom channel. Stabilization will be provided in several locations by existing street crossing of the wash flow line and through improved at-grade culvert crossings. Existing inverted street or soft bottom channel with reinforced concrete pipe, fence and gates, street pavement and right-of-way.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	60,800	60,800
ROW/Property Acquisition	64,189	64,189
Construction	543,811	543,811
Administration/Inspection	91,200	91,200
Total	760,000	760,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



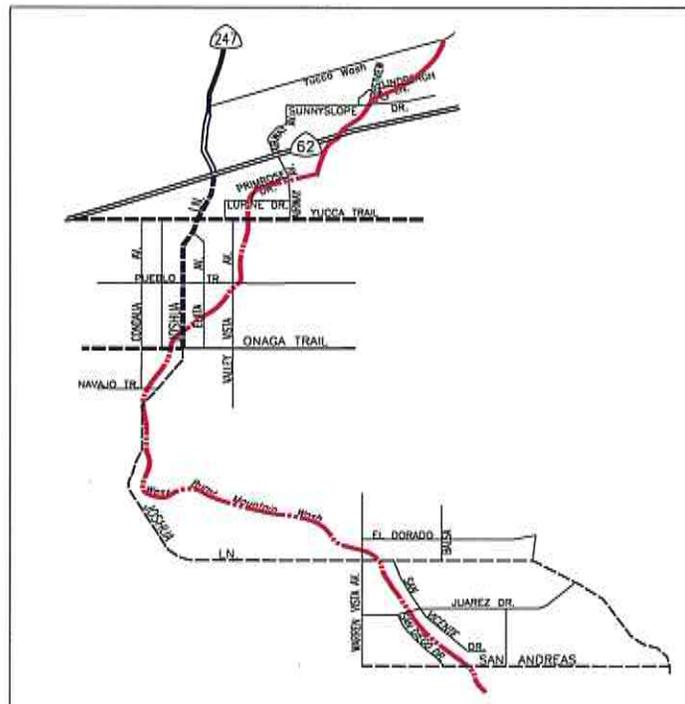
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

WEST BURNT MTN. WASH

Project No.	N/A
Category:	Drainage Facilities
Description: *	West Burnt Mtn. Wash (Y02): The wash will consist of soft bottom and rock lined conveyances from its confluence with Yucca Wash to the detention basins. From the Yucca Wash confluence upstream to Sunnyslope Dr., a revetted soft bottom channel is recommended. From Sunnyslope Dr. to the West Burnt Mt. Detention Basin, a rock lined channel is recommended. Culvert crossings at SR62, Yucca Trail and Joshua Lane. From the basin upstream to just downstream of Warren Vista Ave., the drainage course will be floodplain managed. For the reach from Warren Vista Ave. upstream to San Andreas Rd., a rock revetted soft bottom channel and Floodplain management of the local drainage course upstream of San Andreas Rd.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	1,433,100	776,800
ROW/Property Acquisition	77,010	49,659.
Construction	14,253,990	7,718,341
Administration/Inspection	2,149,650	1,165,200
Total	17,913,750	9,710,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



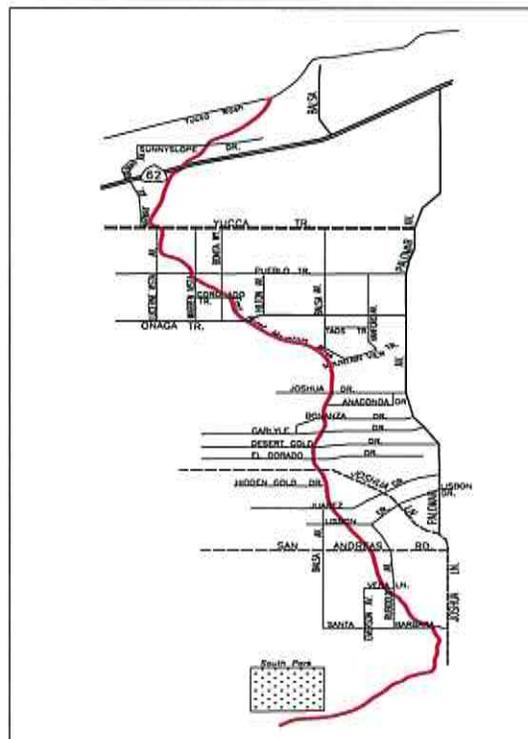
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

EAST BURNT MTN. WASH

Project No.	N/A
Category:	Drainage Facilities
Description: *	East Burnt Mtn. Wash (Y03): The wash will consist of concrete box and rock lined channel facilities from its confluence with West Burnt Mtn. Wash to the detention basin. An underground concrete box is recommended in Lucerne Vista from the confluence to Onaga Tr. to convey the 100-year desilted detention basin outflow. From Onaga Tr., upstream to the detention basin, and from the detention basin upstream to Joshua Dr., a rock lined channel is recommended. From Joshua Dr. upstream to San Andreas Rd. a rock revetted soft bottom channel is recommended. Upstream of San Andreas Rd., floodplain management of the drainage course is recommended.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	1,060,100	847,100
ROW/Property Acquisition	35,628	27,777
Construction	10,565,372	8,443,223
Administration/Inspection	1,590,150	1,270,650
Total	13,251,250	10,588,750

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



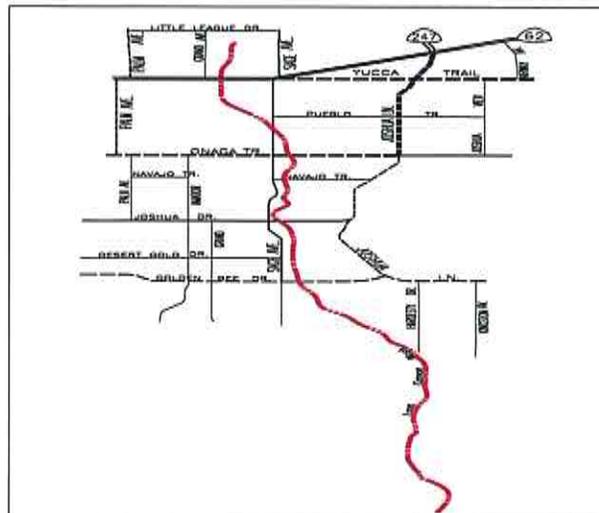
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

LONG CANYON CHANNEL

Project No.	N/A
Category:	Drainage Facilities
Description: *	Long Canyon Channel (Y07): It is recommended the existing Long Canyon Detention Basin be enlarged to control the runoff from all of the upper Long Canyon area. Runoff from the portion of the tributary drainage area currently bypasses the basin to the west will be routed through the basin substantially reducing the flood peak downstream. All of the basin outflow will discharge into the Long Canyon Channel. From the existing basin upstream to Golden Bee, it is recommended Long Canyon be a rock lined channel. From this point upstream, it is recommended the drainage course be managed floodplain. A rock lined channel is also recommended for Long Canyon Channel between the basin and its confluence with High School Channel. Long Canyon Channel from its confluence with High School Channel to Yucca Wash is currently a concrete lined channel.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	624,200	458,000
ROW/Property Acquisition	176,403	135,254
Construction	6,065,597	4,444,746
Administration/Inspection	936,300	687,000
Total	7,802,500	5,725,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



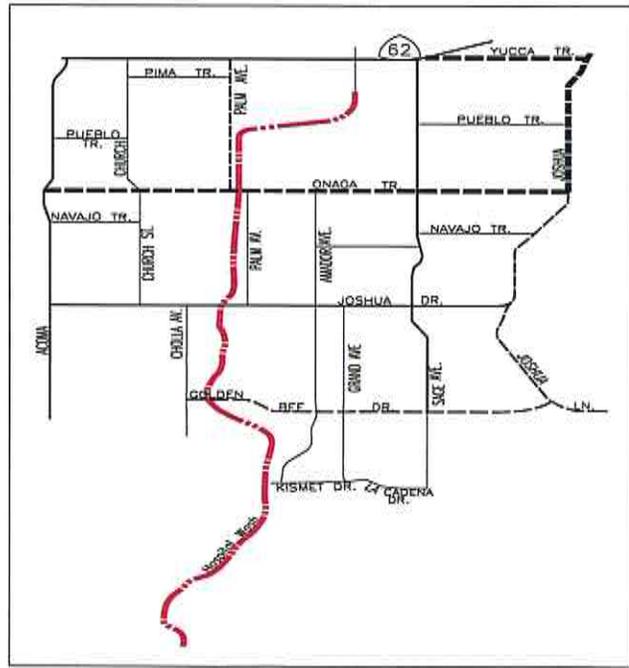
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

HOSPITAL CHANNEL

Project No.	N/A
Category:	Drainage Facilities
Description: *	Hospital Channel (Y09): The Hospital Channel upstream of Onaga Trail is currently a soft bottom channel. Due to high velocity flows, it is recommended this channel be rock lined from its confluence with Long Canyon Channel upstream to Golden Bee Drive. From this point upstream it is recommended that the drainage course be a managed floodplain.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	598,500	539,400
ROW/Property Acquisition	83,641	68,832
Construction	5,901,359	5,325,168
Administration/Inspection	897,750	809,100
Total	7,481,250	6,742,500

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



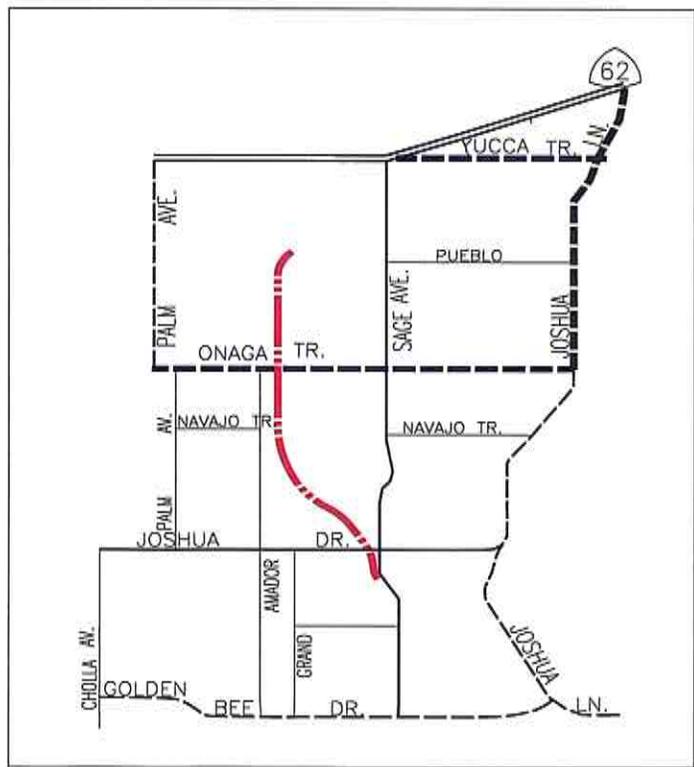
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

HIGH SCHOOL CHANNEL

Project No.	N/A
Category:	Drainage Facilities
Description: *	High School Channel (Y09-01): This channel is currently a soft bottom channel with improved culverts at selected street crossings. It is recommended the channel be rock lined from its confluence with Hospital channel upstream to Onaga Trail. From this point upstream, the facility will be a soft bottom channel.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	53,200	53,200
ROW/Property Acquisition	4,904	1,435
Construction	527,096	530,565
Administration/Inspection	79,800	79,800
Total	665,000	665,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



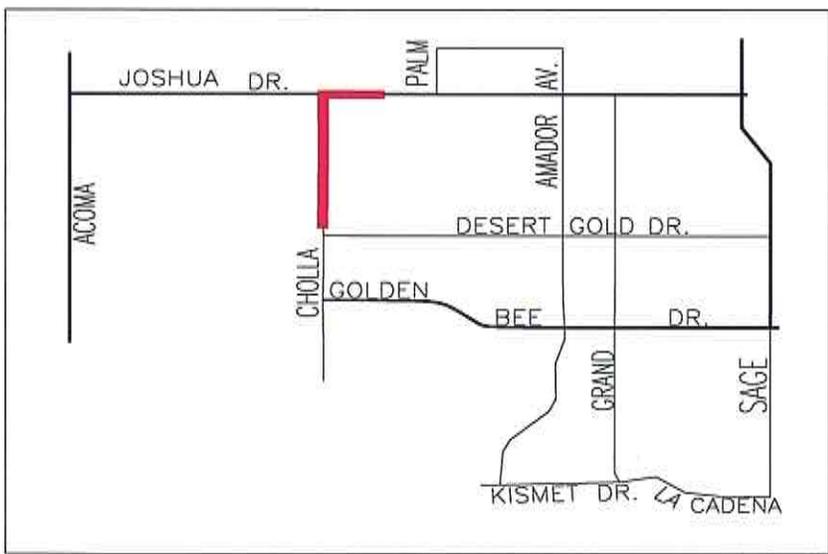
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

CHOLLA AVENUE DRAIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	Cholla Avenue Drain (Local): Soft bottom and rock lined channel with reinforced concrete box, fence and gates, street pavement and right-of-way.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	44,900	44,900
ROW/Property Acquisition	3,842	4,072
Construction	445,158	444,928
Administration/Inspection	67,350	67,350
Total	561,250	561,250

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



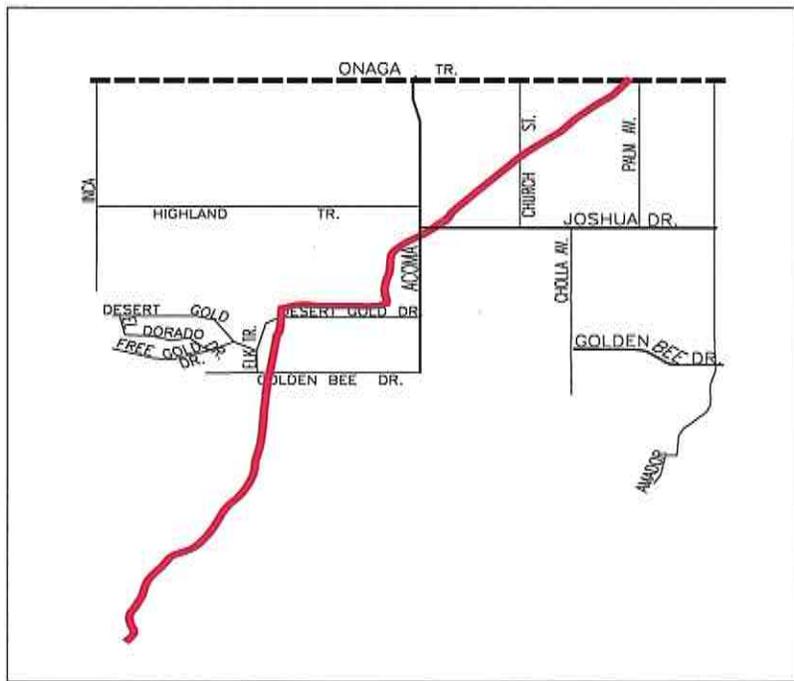
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

ACOMA CHANNEL

Project No.	N/A
Category:	Drainage Facilities
Description: *	Acoma Channel (Y10): Acoma, Deer and a local tributary to Deer are channels tributary to the proposed Acoma Basin. They run adjacent to Elk Trail, Deer Trail and Acoma Trail. These channels have been excavated and are currently unlined. It is recommended these channels be rock revetted from Golden Bee northerly to Desert Gold Drive. Upstream of Golden Bee it is recommended these drainage courses be managed floodplains.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	351,400	129,900
ROW/Property Acquisition	31,197	12,883
Construction	3,482,803	1,286,117
Administration/Inspection	527,100	194,850
Total	4,392,500	1,623,750

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



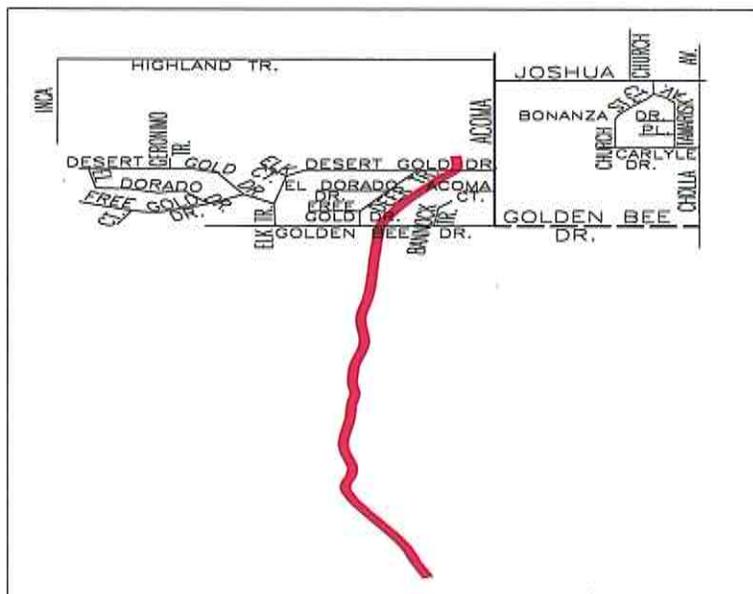
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

DEER TRAIL CHANNEL

Project No.	N/A
Category:	Drainage Facilities
Description: *	Deer Trail Channel (Y11): Deer, Acoma and a local tributary to Deer are channels tributary to the proposed Acoma Basin. They run adjacent to Elk Trail, Deer Trail and Acoma Trail. These channels have been excavated and are currently unlined. It is recommended these channels be rock revetted from Golden Bee northerly to Desert Gold Drive. Upstream of Golden Bee it is recommended these drainage courses be managed floodplains.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	68,000	68,000
ROW/Property Acquisition	50	50
Construction	679,950	679,950
Administration/Inspection	102,000	102,000
Total	850,000	850,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



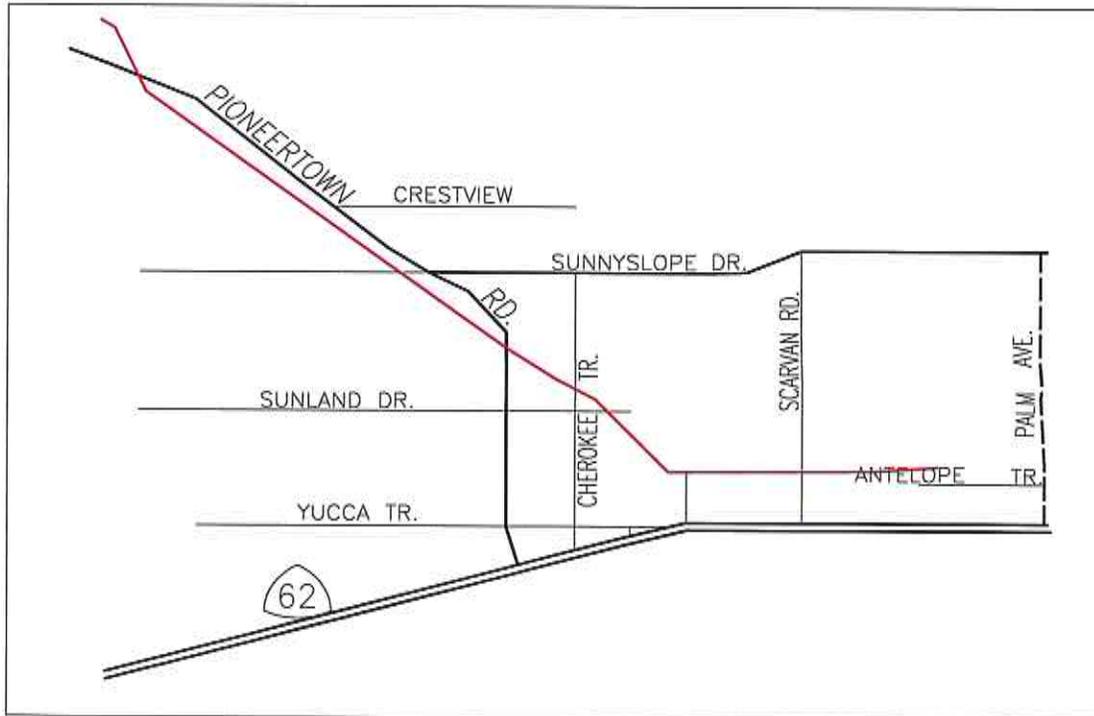
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

WATER CANYON CHANNEL

Project No.	N/A
Category:	Drainage Facilities
Description: *	Water Canyon Channel (Y12): The Water Canyon Channel will carry flows from Water Canyon to Yucca Wash. Water Canyon is one of the largest tributaries to Yucca Wash. A detention/debris basin at the mouth of Water Canyon just outside of the Town limits is recommended. This basin will substantially reduce the peak flows from Water Canyon. The channel will be a revetted soft bottom from a distance of approximately 3000 feet downstream of the basin. From this point downstream, the channel will be rock lined.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	896,300	447,900
ROW/Property Acquisition	156,148	107,938
Construction	8,806,852	4,371,062
Administration/Inspection	1,344,450	671,850
Total	11,203,750	5,598,750

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



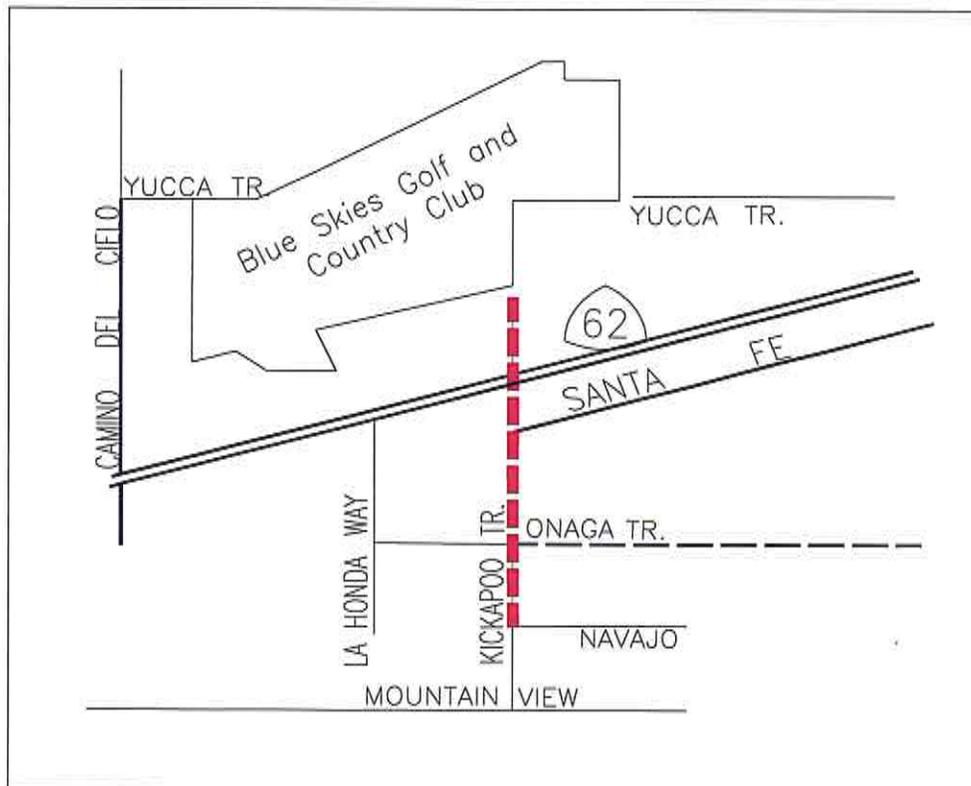
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

KICKAPOO DRAIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	Kickapoo Drain (K01): The Kickapoo Drain will carry the runoff that currently flows in and adjacent to Kickapoo Trail. A detention/debris basin is recommended at the inlet to the drain to reduce the peak flow rate and remove the debris. The Kickapoo Storm Drain will confluence with the La Honda Drain and carry the flow under SR62 and discharge near the Blue Skies Country Club. These facilities along with the La Honda Drain will reduce the flooding of SR62 and protect the development near the Blue Skies Country Club.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	273,400	68,600
ROW/Property Acquisition	3,698	2,083
Construction	2,730,302	683,917
Administration/Inspection	410,100	102,900
Total	3,417,500	857,500

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



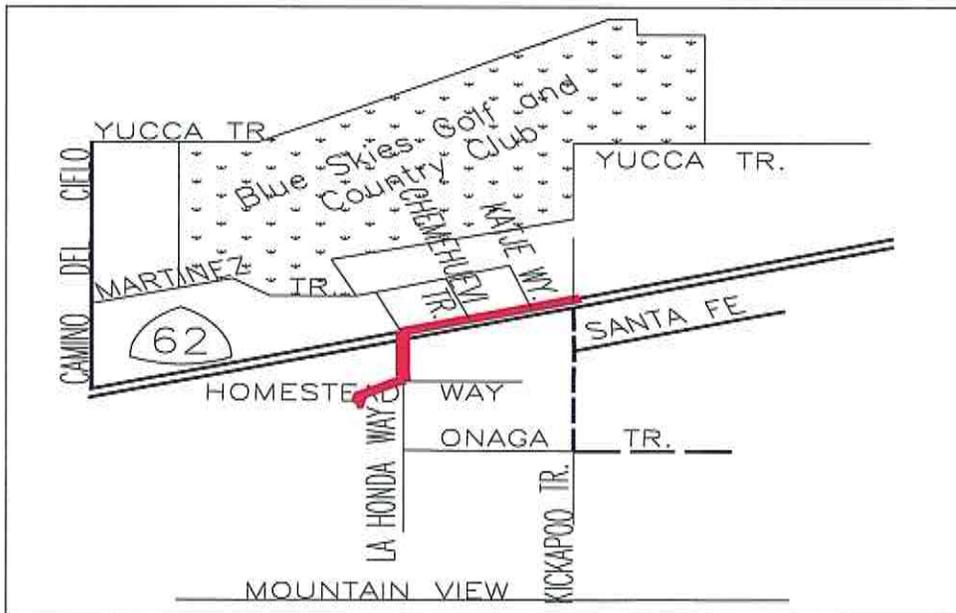
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

LA HONDA DRAIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	La Honda Drain: (K01-01): The La Honda Drain is one of few underground storm drains recommended in the Master Plan. This drain will have a debris control inlet to prevent it from becoming obstructed with debris. The La Honda Drain will reduce flooding of SR62 on the west end of the Town and provide flood protection for development near the Blue Skies Country Club. This drain will confluence with the Kickapoo Drain and discharge near the Blue Skies Country Club
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	24,700	24,700
ROW/Property Acquisition	90,314	90,314
Construction	156,686	156,686
Administration/Inspection	37,050	37,050
Total	308,750	308,750

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



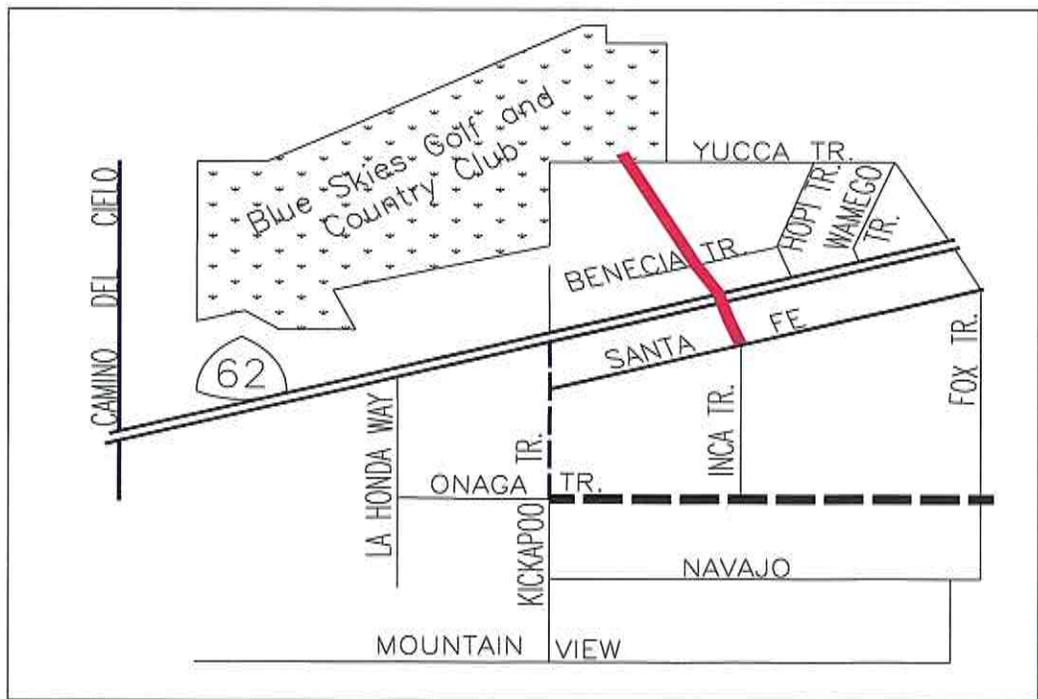
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

INCA TRAIL WASH

Project No.	N/A
Category:	Drainage Facilities
Description: *	Inca Trail Wash: (K01-03): The Inca Storm Drain will carry the flows from the west end of Santa Fe trail under SR62. The slope on this drain will be hydraulically steep so any debris does not settle out in Santa Fe Trail before entering the storm drain. This Storm drain provides additional flood protection to SR62 and properties adjacent to Inca Trail and Benecia Trail near the Blue Skies Country Club.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	63,200	63,200
ROW/Property Acquisition	14,148	14,148
Construction	617,852	617,852
Administration/Inspection	94,800	94,800
Total	790,000	790,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



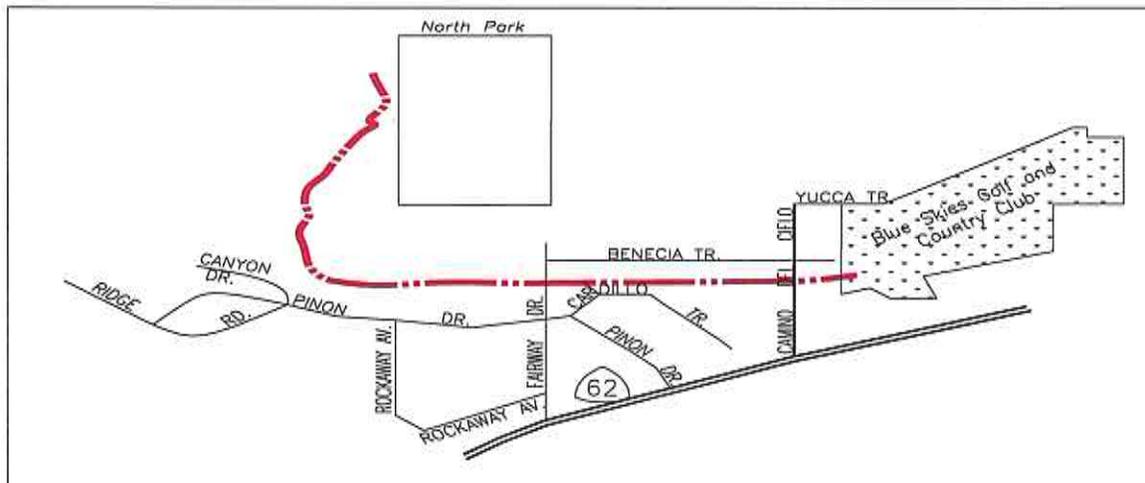
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

PINON CREEK

Project No.	N/A
Category:	Drainage Facilities
Description: *	Pinon Creek (P01): Pinon Creek is an existing graded earth flood control channel. The channel is very steep and debris is effectively transported to an area adjacent to the Blue Skies Country Club. Debris movement in Pinon Creek has minimized streambed scour and the at-grade street crossings appear to be helping to control headcut. There is, however, evidence of lateral erosion along the banks of Pinon Creek in a few locations. The channel banks will be repaired where they have eroded and they will be revetted to prevent future erosion. Grade stabilization will be provided through improved culvert crossings and an additional intermediate stabilizer structure.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate*	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	203,100	203,100
ROW/Property Acquisition	9,197	9,197
Construction	2,021,803	2,021,803
Administration/Inspection	304,650	304,650
Total	2,538,750	2,538,750

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



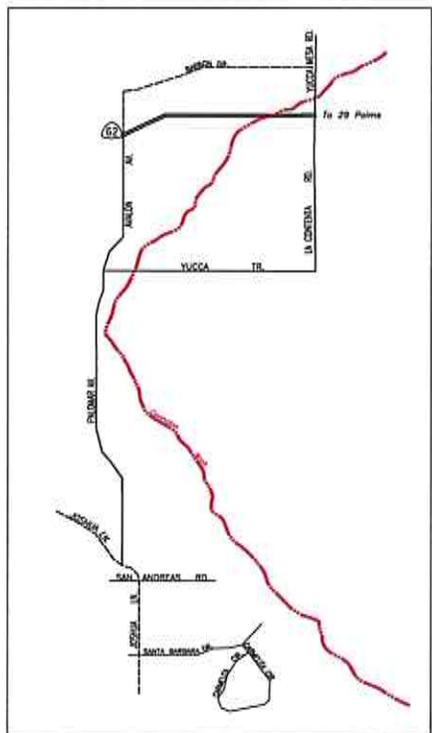
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

COVINGTON WASH

Project No.	N/A
Category:	Drainage Facilities
Description: *	Covington Wash (C01): Covington Wash and its tributaries, Black Rock Wash and Carmelita Wash are proposed to be maintained as managed floodplains with the exception of the reach from SR62 to La Contenta Road. Within this reach a rock revetted soft bottom channel is recommended. A rock lined levee inlet structure is recommended just upstream of SR62 to collect 100 peak flows and direct them into a culvert crossing under SR62. A rock lined levee is also recommended for a short reach on the west side of Covington Wash upstream of Avalon Ave. and Arcadia Trail. This levee will protect against flow breakout during severe flood events.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	288,500	288,500
ROW/Property Acquisition	18,296	18,296
Construction	2,866,704	2,866,704
Administration/Inspection	432,750	432,750
Total	3,606,250	3,606,250

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



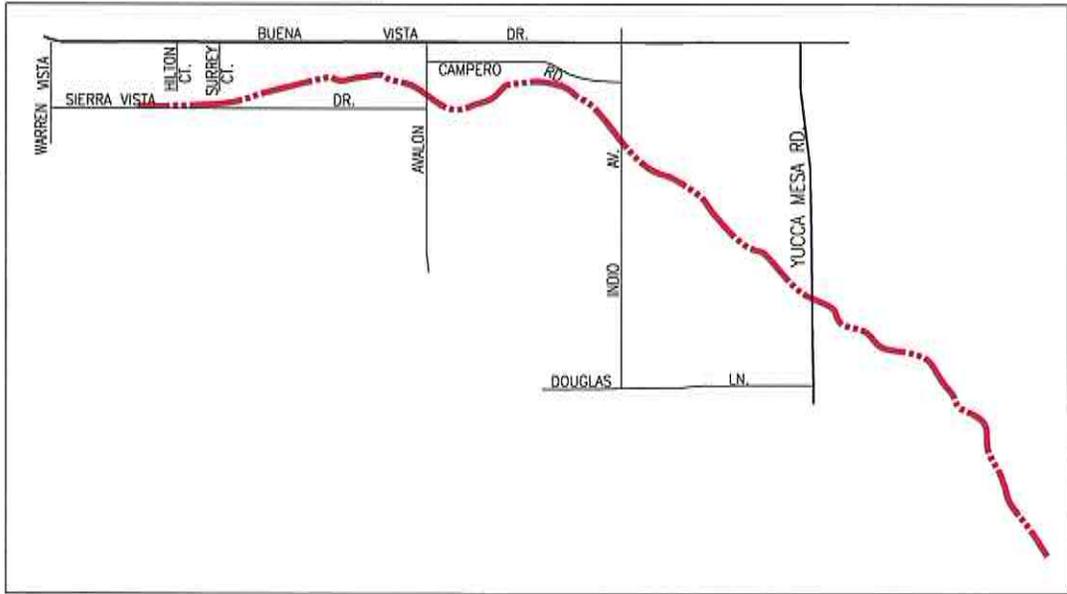
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

SIERRA VISTA WASH

Project No.	N/A
Category:	Drainage Facilities
Description: *	Sierra Vista Wash (V01): It is recommended Sierra Vista Wash be maintained as managed floodplains except for approximately an 800-foot reach of rock revetted soft bottom channel and approximately a 250-foot reach of a soft bottom channel. These reaches of channel are in the vicinity of the Sierra Vista Wash, Chipmunk Wash and Hillcrest Wash confluences.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate*	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	40,100	40,100
ROW/Property Acquisition	5,153	5,153
Construction	395,847	395,847
Administration/Inspection	60,150	60,150
Total	501,250	501,250

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



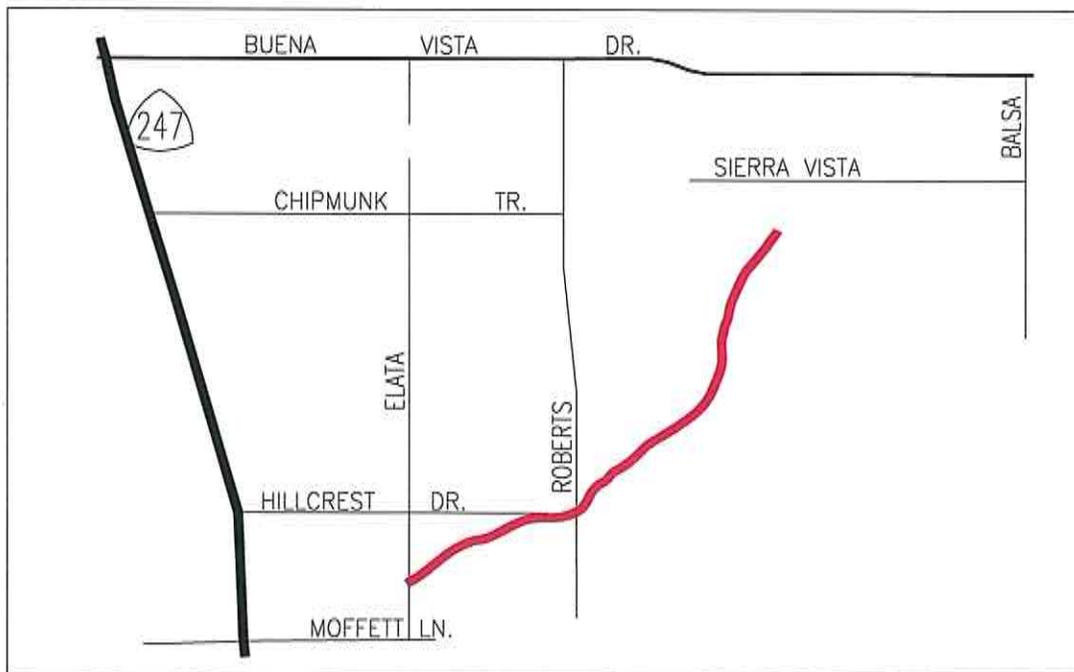
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

HILLCREST WASH

Project No.	N/A
Category:	Drainage Facilities
Description: *	Hillcrest Wash (V01-03): It is recommended Hillcrest Wash be maintained as a managed floodplain. Soft bottom channel, right-of-way and fence and gate.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	1,400	1,400
ROW/Property Acquisition	988	988
Construction	13,012	13,012
Administration/Inspection	2,100	2,100
Total	17,500	17,500

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



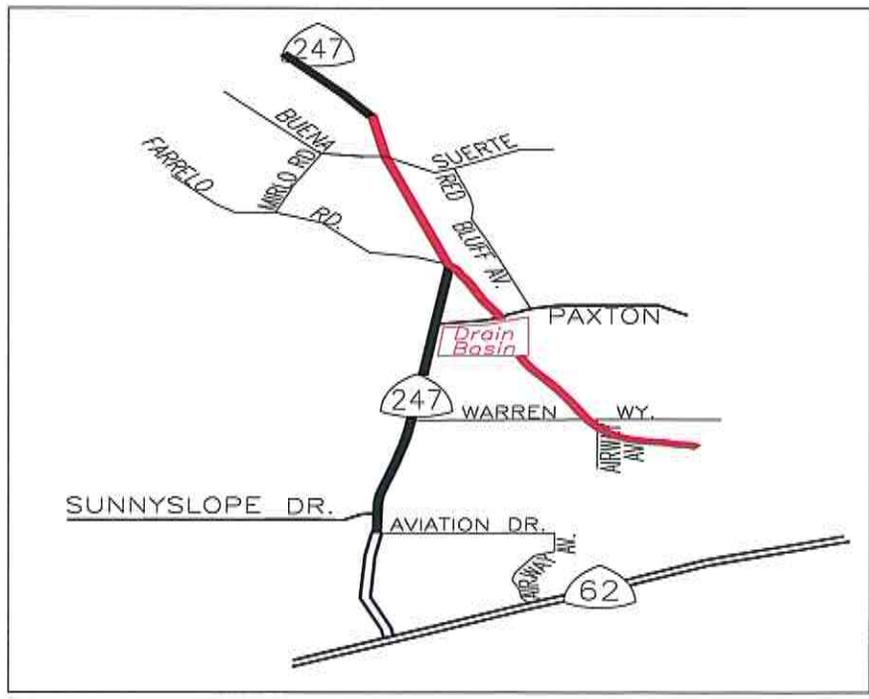
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

OWS CHANNEL

Project No.	N/A
Category:	Drainage Facilities
Description: *	OWS Channel (Y04): The existing OWS Springs Debris Basin has a rock lined inlet channel. Tributary to this inlet channel are two main washes, San Rafael Wash/OWS Wash and Farello Wash. It is recommended the upstream portion of San Rafael Wash/OWS Wash adjacent to OWS Road be a rock lined channel. The rock lined channel continues within reach until the drainage course heads north westerly away from OWS Road. From this point to approximately 1000 feet upstream, a rock revetted soft bottom channel is recommended. The drainage course upstream of this point is to be floodplain managed. The culvert under OWS Road will be enlarged to carry the 100-year peak flow.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate*	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	325,200	325,200
ROW/Property Acquisition	21,461	21,461
Construction	3,230,539	3,230,539
Administration/Inspection	487,800	487,800
Total	4,065,000	4,065,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



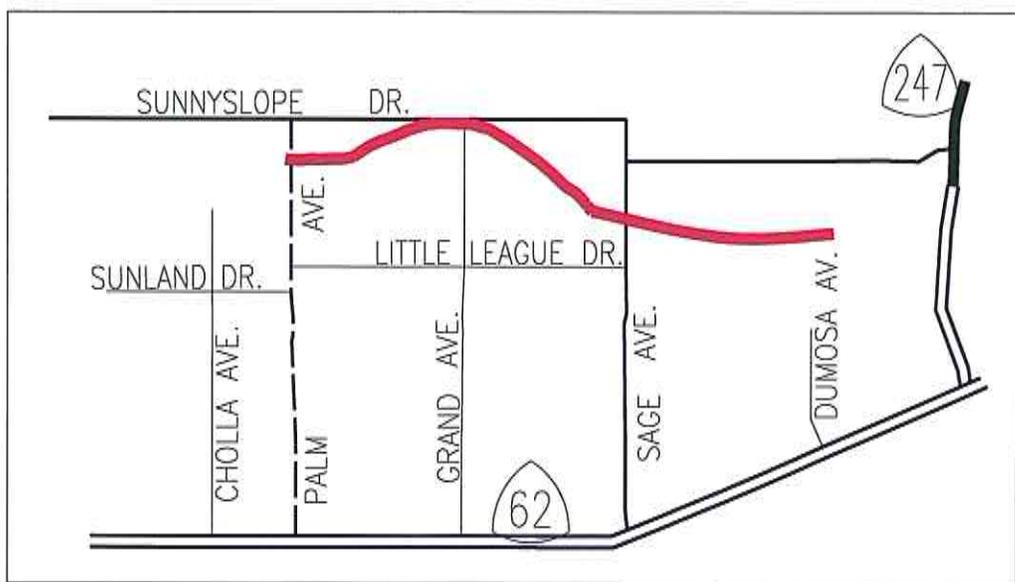
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

BUENA VISTA WASH

Project No.	N/A
Category:	Drainage Facilities
Description: *	Buena Vista Wash (Y05): Buena Vista Wash will consist of soft bottom channel and street flow conveyances from the Yucca Wash confluence of Palm Ave. From Palm Ave. upstream, a soft bottom channel and street flow conveyances are recommended. This wash will confluence with Sage Channel prior to discharging into Yucca Wash.
Limits: *	Limits are as indicated.
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate*</u>	<u>Non-Detained</u>	<u>Detained</u>
Engineering & Design	192,300	192,300
ROW/Property Acquisition	50,451	50,451
Construction	1,872,549	1,872,549
Administration/Inspection	288,450	288,450
Total	2,403,750	2,403,750

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



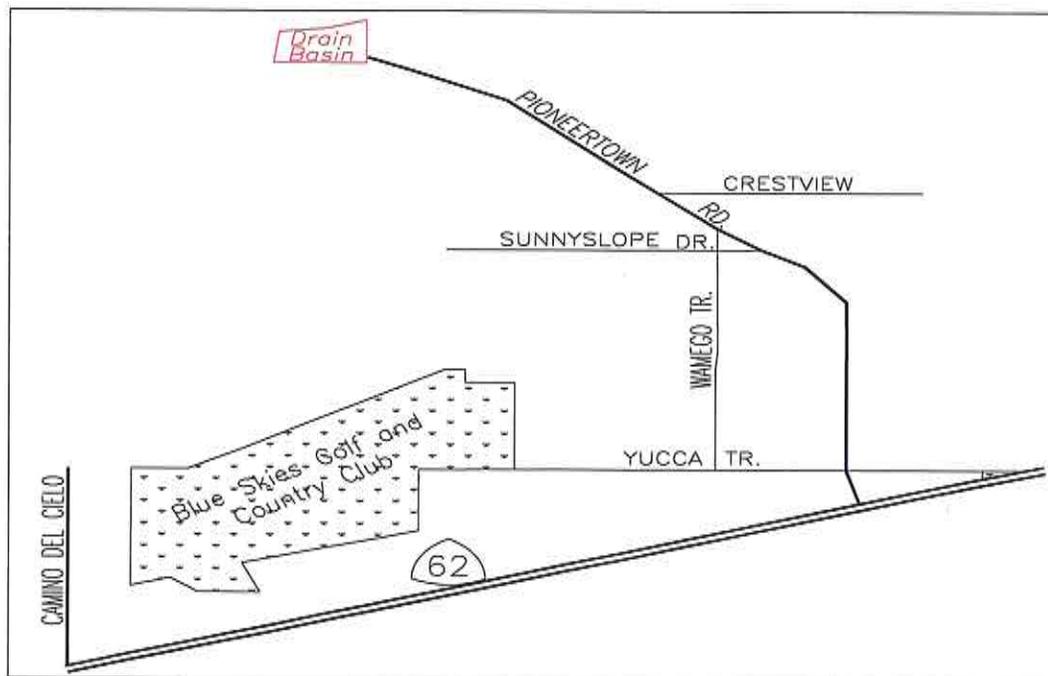
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

WATER CANYON BASIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	Water Canyon Basin: Five new detention and/or debris basins are included in the recommended MPD. The purpose of these basins is to reduce peak 100-year peak inflows and manage sediment. The basins allow the use of smaller drainage facilities downstream because of reduced flow rates and the elimination of the need to apply debris bulking factors. Physical and hydrologic characteristics are: Tributary area-3.4 miles; storage capacity-438 acre-feet; debris capacity-126,000 cubic yards; peak inflow-6398 cfs; peak outflow-1419 cfs; percent peak reduction-77; basin footprint-35 acres; embankment height-38 feet.
Limits: *	The Water Canyon Basin is located approximately 1.3 miles north of SR62 adjacent to Pioneertown Road. The basin is located on the northeasterly side of Pioneertown Road.
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate*	
Engineering & Design	375,000
ROW/Property Acquisition	Incl. in const cost
Construction	3,750,000
Administration/Inspection	562,500
Total	4,687,500

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



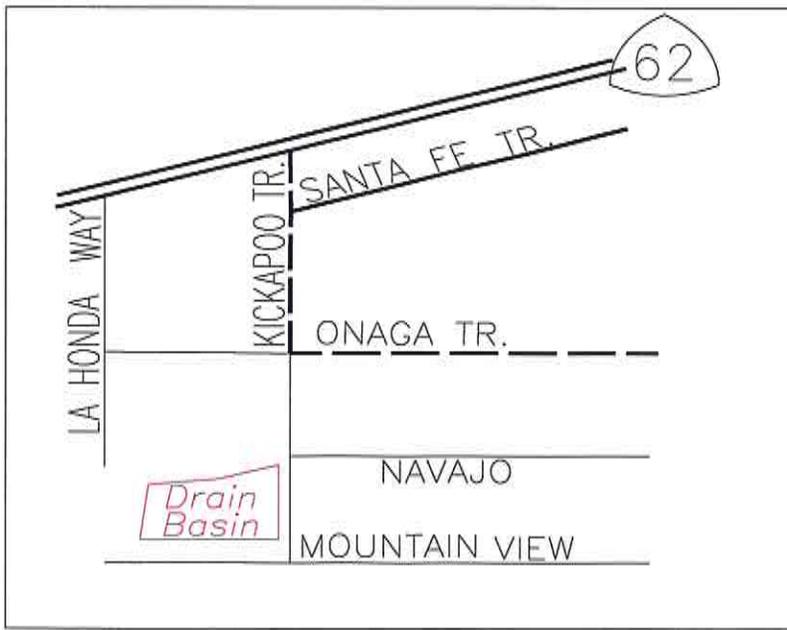
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

KICKAPOO BASIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	Kickapoo Basin: Five new detention and/or debris basins are included in the recommended MPD. The purpose of these basins is to reduce peak 100-year peak inflows and manage sediment. The basins allow the use of smaller drainage facilities downstream because of reduced flow rates and the elimination of the need to apply debris bulking factors. Physical and hydrologic characteristics are: Tributary area-0.8 miles; storage capacity-32 acre-feet; debris capacity-26,500 cubic yards; peak inflow-1178 cfs; peak outflow-290 cfs; percent peak reduction-75; basin footprint-8 acres; embankment height-22 feet.
Limits: *	The Kickapoo Basin is located approximately one half mile south of SR62 on the west side of Kickapoo Trail between Navajo Trail and Mountain View.
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate*	
Engineering & Design	64,000
ROW/Property Acquisition	Incl. in const cost
Construction	640,000
Administration/Inspection	96,000
Total	800,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



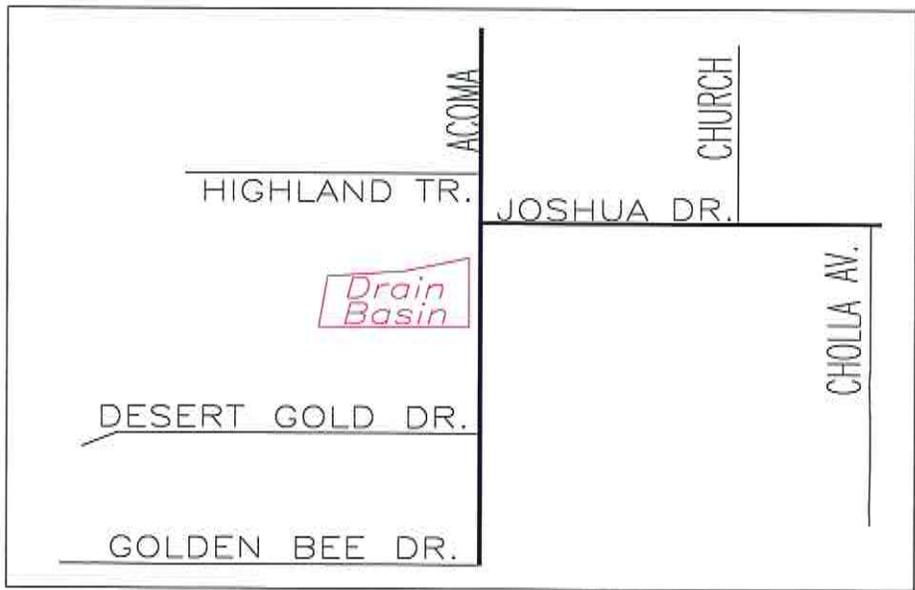
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

ACOMA BASIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	Acoma Basin: Five new detention and/or debris basins are included in the recommended MPD. The purpose of these basins is to reduce peak 100-year peak inflows and manage sediment. The basins allow the use of smaller drainage facilities downstream because of reduced flow rates and the elimination of the need to apply debris bulking factors. Physical and hydrologic characteristics are: Tributary area-1.9 miles; storage capacity-90 acre-feet; debris capacity-57,000 cubic yards; peak inflow-2744 cfs; peak outflow-596 cfs; percent peak reduction-78; basin footprint-10 acres; embankment height-41 feet.
Limits: *	The Acoma Basin is located approximately one mile south of SR62 immediately west of Acoma Trail between Highland Trail and Desert Gold.
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate*	
Engineering & Design	114,000
ROW/Property Acquisition	Incl. in const cost
Construction	1,140,000
Administration/Inspection	171,000
Total	1,425,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



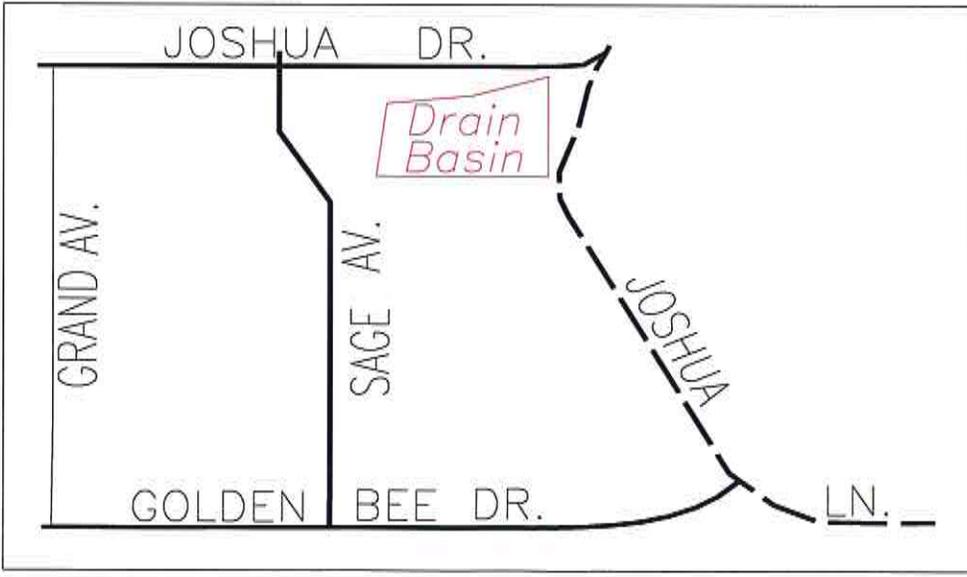
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

LONG CANYON BASIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	Long Canyon Basin: The intent is to expand the existing Long Canyon Basin easterly, westerly and southerly to achieve the required capacity. The purpose of these basins is to reduce peak 100-year peak inflows and manage sediment. The basins allow the use of smaller drainage facilities downstream because of reduced flow rates and the elimination of the need to apply debris bulking factors. Physical and hydrologic characteristics of the expansion are: Tributary area-3.4 miles; storage capacity-130 acre-feet; debris capacity-108,000 cubic yards; peak inflow-4846 cfs; peak outflow-1462 cfs; percent peak reduction-70; basin footprint-15 acres; embankment height-26 feet.
Limits: *	The Long Canyon Basin is located approximately one mile south of SR62 immediately south of Joshua Drive between Joshua Lane and Sage Ave.
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate*	
Engineering & Design	175,000
ROW/Property Acquisition	Incl. in const cost
Construction	1,750,000
Administration/Inspection	262,500
Total	2,187,500

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



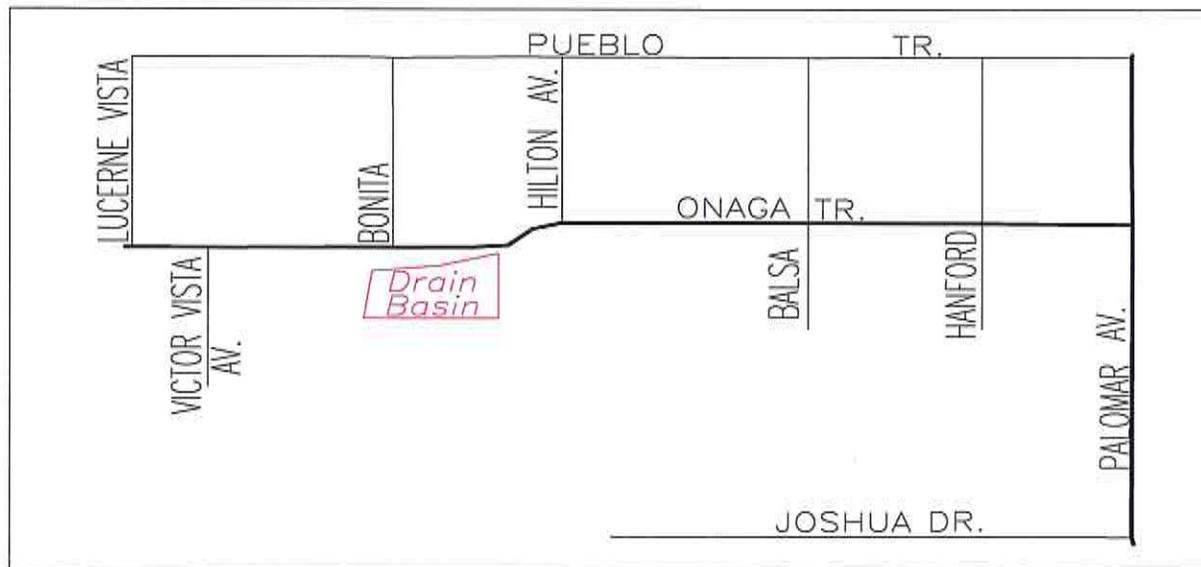
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

EAST BURNT MTN. BASIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	East Burnt Mtn. Basin: Five new detention and/or debris basins are included in the recommended MPD. The purpose of these basins is to reduce peak 100-year peak inflows and manage sediment. The basins allow the use of smaller drainage facilities downstream because of reduced flow rates and the elimination of the need to apply debris bulking factors. Physical and hydrologic characteristics are: Tributary area-1.9 miles; storage capacity-194 acre-feet; debris capacity-39,000 cubic yards; peak inflow-1919 cfs; peak outflow-238 cfs; percent peak reduction-88; basin footprint-20 acres; embankment height-32 feet.
Limits: *	The East Burnt Mtn. Basin is located approximately 3,000 feet south of Yucca Trail immediately adjacent to and south of Onaga Trail between Warren Vista and Hilton Ave.
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate*	
Engineering & Design	151,000
ROW/Property Acquisition	Incl. in const cost
Construction	1,510,000
Administration/Inspection	226,500
Total	1,887,500

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



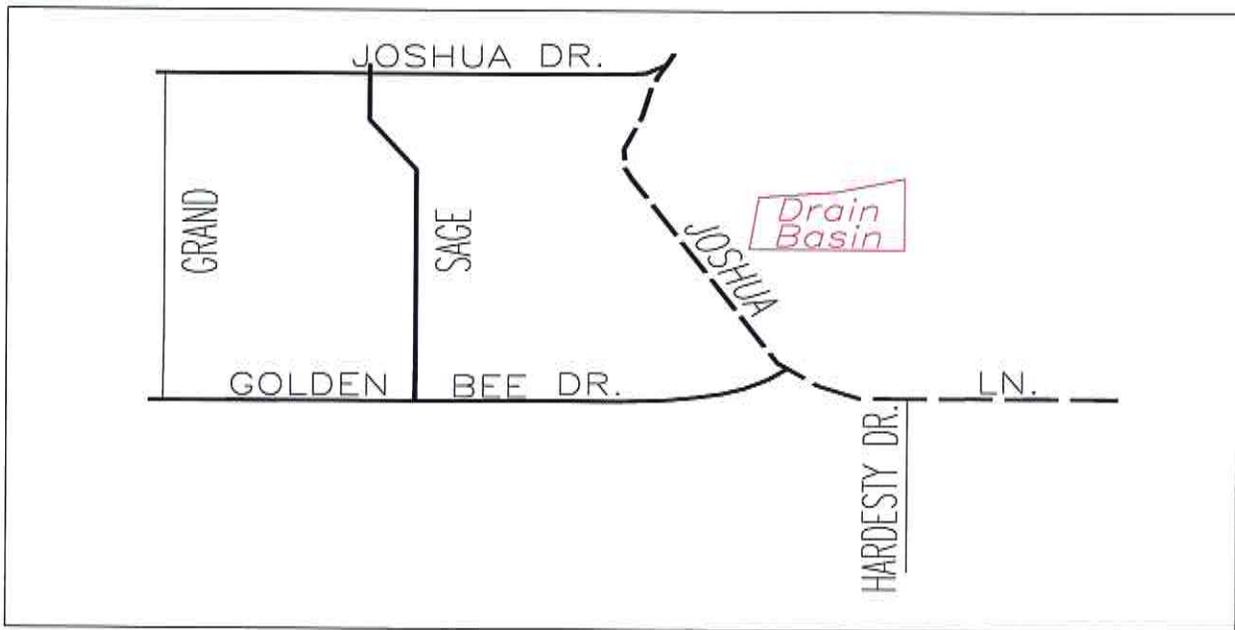
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

WEST BURNT MTN. BASIN

Project No.	N/A
Category:	Drainage Facilities
Description: *	West Burnt Mtn. Basin: Five new detention and/or debris basins are included in the recommended MPD. The purpose of these basins is to reduce peak 100-year peak inflows and manage sediment. The basins allow the use of smaller drainage facilities downstream because of reduced flow rates and the elimination of the need to apply debris bulking factors. Physical and hydrologic characteristics are: Tributary area-1.7 miles; storage capacity-96 acre-feet; debris capacity-50,000 cubic yards; peak inflow-2309 cfs; peak outflow-284 cfs; percent peak reduction-88; basin footprint-20 acres; embankment height-23 feet.
Limits: *	The West Burnt Mtn. Basin is located approximately 1.3 miles south of SR62 immediately east of Joshua Lane..
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate*	
Engineering & Design	116,000
ROW/Property Acquisition	Incl. in const cost
Construction	1,160,000
Administration/Inspection	174,000
Total	1,450,000

*REFERENCE: Town of Yucca Valley; Master Plan of Drainage; Dated June 1999; Prepared by John M Tetemer & Associates, Inc.



**UNFUNDED PROJECTS
OF THE 5-YEAR
CAPITAL IMPROVEMENT
PROGRAM PURSUANT TO
ADOPTION OF PUBLIC
FACILITIES MASTER PLAN
STUDY**

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

**PUBLIC FACILITIES
UNFUNDED PROJECTS**

Town Hall Facility	11,358,837
Public Safety Facility	13,745,818
Public Work Facility	6,197,588
Senior Center Facility	8,049,850
Fire Stations (4)	17,041,540
Police Stations (2)	1,160,264
TOTAL: \$57,553,897	

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

TOWN HALL FACILITY

Project No.	N/A
Category:	Public Facilities
Description: *	Town Hall Facility: Metal stud structure system with a combination of different materials for cladding. Design and Construction options are as indicated.
Limits: *	Site selections based on the functional needs of the facility; options are as indicated
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	11,358,837

*REFERENCE: Town of Yucca Valley Public Facilities Master Plan Study; Dated December 5, 2007; Prepared by G & A

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

PUBLIC SAFETY FACILITY

Project No.	N/A
Category:	Public Facilities
Description: *	Public Safety Facility: Police Station and Fire Administration offices are essential facilities; therefore, the cost effective way of obtaining the 2 hour fire resistance required is using concrete masonry block. Design & Construction option are as indicated.
Limits: *	Site selections based on the functional needs of the facility; options are as indicated
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate *	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	13,745,818

*REFERENCE: Town of Yucca Valley Public Facilities Master Plan Study; Dated December 5, 2007; Prepared by G & A

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

PUBLIC WORKS FACILITY

Project No.	N/A
Category:	Public Facilities
Description: *	Public Works Facility: Metal stud structure system for the office building and concrete tilt up construction for the garages. Design and Construction options are as indicted.
Limits: *	Site selections based on the functional needs of the facility; options are as indicated
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	6,197,588

*REFERENCE: Town of Yucca Valley Public Facilities Master Plan Study; Dated December 5, 2007; Prepared by G & A

SENIOR CENTER FACILITY

Project No.	N/A
Category:	Public Facilities
Description: *	Senior Center Facility: Metal stud structure system with combination of different materials for cladding, truss joist for the roof to allow for long span at the dining hall and creating a flexible space that can be used for multiple functions. Design and Construction options are as indicated. Site options as indicated
Limits: *	
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	8,049,850

**REFERENCE: Town of Yucca Valley Public Facilities Master Plan Study; Dated December 5, 2007; Prepared by G & A*

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

FIRE STATIONS

Project No.	N/A
Category:	Public Facilities
Description: *	Four Fire Stations: Concrete masonry unit block system in order to obtain the 2 hour fire resistance required for the facilities. Design and Construction are as indicated.
Limits: *	Site selections based on the functional needs of the facilities; options are as indicated
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	17,041,540

**REFERENCE: Town of Yucca Valley Public Facilities Master Plan Study; Dated December 5, 2007; Prepared by G & A*

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

POLICE SUBSTATIONS

Project No.	N/A
Category:	Public Facilities
Description: *	Two Police Substations: Prefabricated trailer offices located on opposite sides of Town; one on the north side and one on the south side. Design and Construction are as indicated.
Limits: *	Site selections based on the functional needs of the facilities; options are as indicated
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	1,160,264

*REFERENCE: Town of Yucca Valley Public Facilities Master Plan Study; Dated December 5, 2007; Prepared by G & A

**UNFUNDED PROJECTS
OF THE 5-YEAR
CAPITAL IMPROVEMENT
PROGRAM PURSUANT TO
ADOPTION OF PARKS &
RECREATION MASTER PLAN
UPDATE**

2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

**PARKS & RECREATIONAL FACILITIES
UNFUNDED PROJECTS**

Multigenerational Community Center Complex	20,080,000
Performing Arts Facility	8,400,000
Yucca Valley Events Showground & Equestrian Center	60,000,000
New Boys & Girls Club	15,325,000
East End Community Sports Park in Coordination with La Contenta Middle School	3,500,000
Aquatics Center Complex in Coordination with Improvements to Sunnyslope Park	8,600,000
Trail Head & Self-Guided Nature Trail at North Park & South Park	1,000,000
Yucca Mesa Community Park	18,000,000
Old Town Specific Plan Cultural Corridor	22,500,000
Community Center Softball Field Scorekeeper Booths	41,000
TOTAL:	\$ 157,446,000

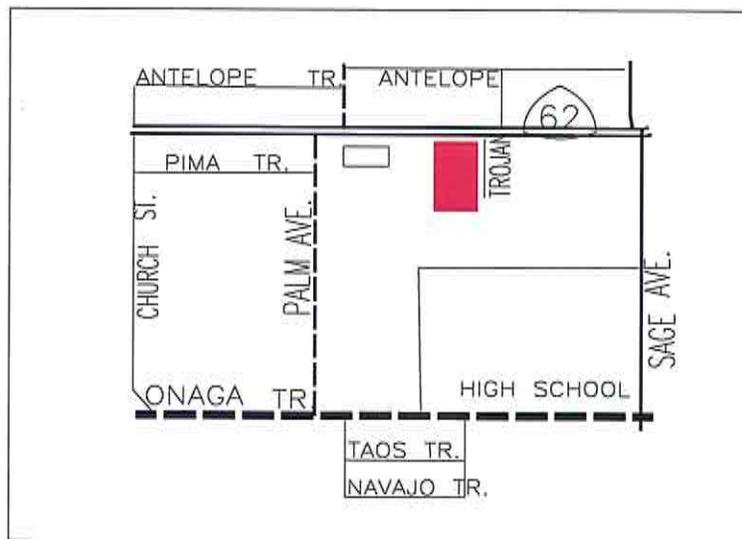
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

MULTIGENERATIONAL COMMUNITY CENTER COMPLEX

Project No.	N/A
Category:	Parks & Recreational Facilities
Description: *	16,000 square foot Community Center/Gymnasium containing a large multi-purpose room with a stage and kitchen, a multi-purpose gymnasium, class rooms, craft center, meeting rooms and administrative offices. 12,000 square foot Senior Center with large multi-purpose room and kitchen, class rooms, game room, fitness/exercise room, counseling offices, card room, Lounge and gift shop. 10,000 square foot Teen Center with multi-purpose recreation/game room, computer room, band practice room, study hall, malt shop or food concession and a theater room.
Limits:	Property between the California Welcome Center & Yucca Valley High School
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate *	
PA/ED	
PS & E	
ROW/Property Acquisition	3,900,000
Construction	11,400,000
Administration/Inspection	
Total	20,080,000

*REFERENCE: Town of Yucca Valley Parks & Recreation Master Plan Update Adopted October 2008, Prepared By: MIG



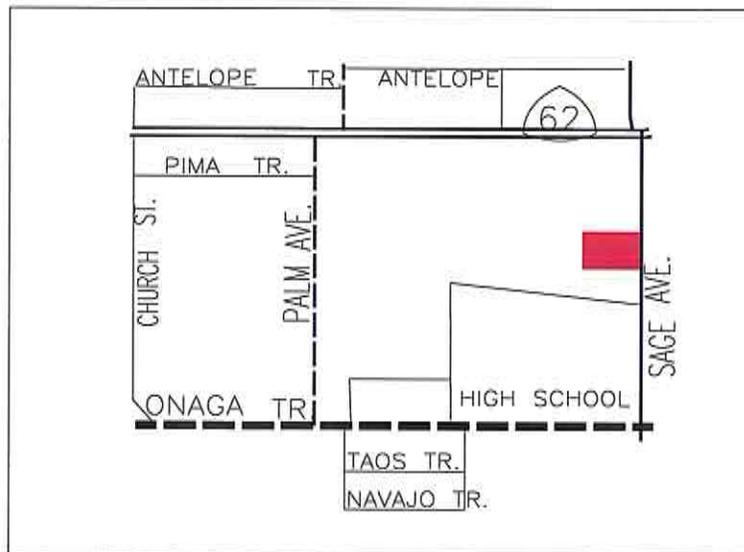
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

PERFORMING ARTS FACILITY

Project No.	N/A
Category:	Parks & Recreational Facilities
Description: *	An auditorium/performing arts center designed with a lower level and upper level, total capacity of 700 seats, rehearsal and storage space, administrative office, meeting room, lobby/reception and restrooms.
Limits:	Adjacent to Yucca Valley High School
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	8,400,000

*REFERENCE: Town of Yucca Valley Parks & Recreation Master Plan Update Adopted October 2008, Prepared By: MIG



2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

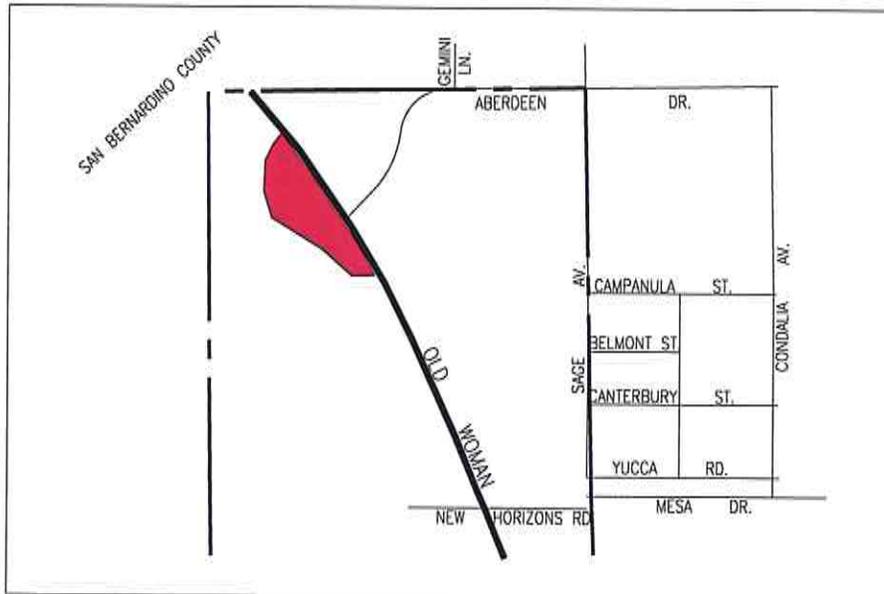
YUCCA VALLEY EVENTS SHOWGROUND & EQUESTRIAN CENTER

Project No.	N/A
Category:	Parks & Recreational Facilities
Description: *	Events Showground and Equestrian Center consisting of venues for rodeos, community festivals, concerts, promotional events, equestrian activities, specialty shows and an RV park on approximately 100 to 200 acres. The facility could also serve as the Town's disaster emergency response staging center and emergency shelter area
Limits: *	In the far north section of Town along Hwy 247
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate *

PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	60,000,000

*REFERENCE: Town of Yucca Valley Parks & Recreation Master Plan Update Adopted October 2008, Prepared By: MIG

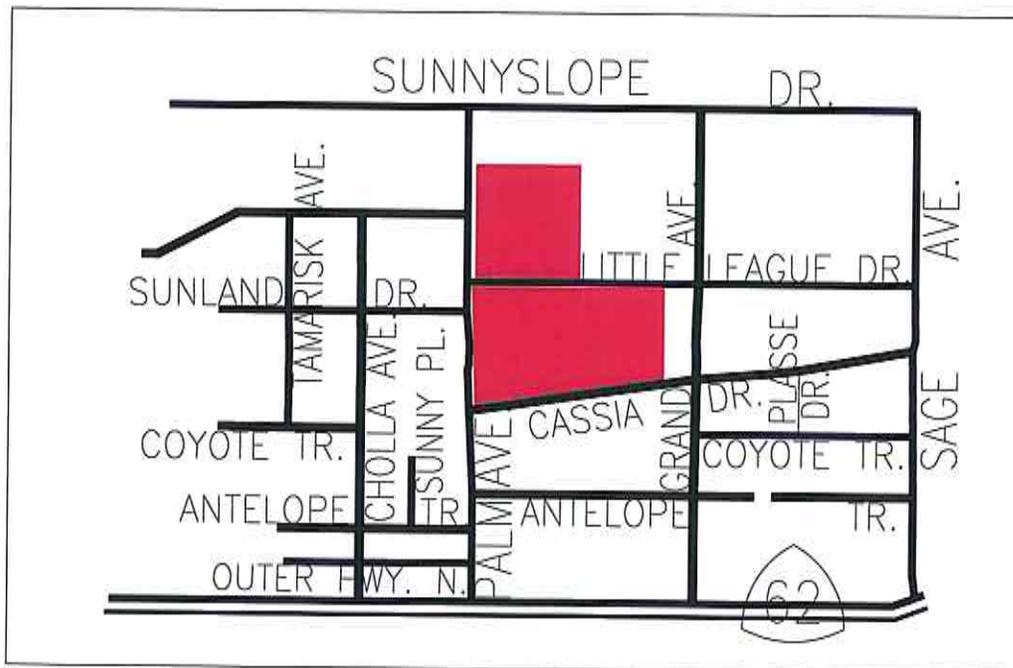


NEW BOYS & GIRLS CLUB WITHIN BREHM PARK MASTER PLAN

Project No.	N/A
Category:	Parks & Recreational Facilities
Description: *	Replace the existing Boys & Girls Club with a new facility containing a gym, computer room, game room, meeting rooms, reading room/study area and administrative offices including the expansion of Brehm Park with turf areas to accommodate multi-use fields for practice and play. In the area of the existing Boys & Girls Club the development of a neighborhood park incorporating the existing Little League baseball fields and soccer field and adding picnic facilities, tot lot, commercial batting cage and food concession.
Limits: *	Northeast corner of Palm Ave. & Little League Drive within Brehm Park adjacent to the soccer fields
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	
PA/ED	
PS & E	
ROW/Property Acquisition	2,250,000
Construction	12,050,000
Administration/Inspection	
Total	15,325,000

*REFERENCE: Town of Yucca Valley Parks & Recreation Master Plan Update Adopted October 2008, Prepared By: MIG



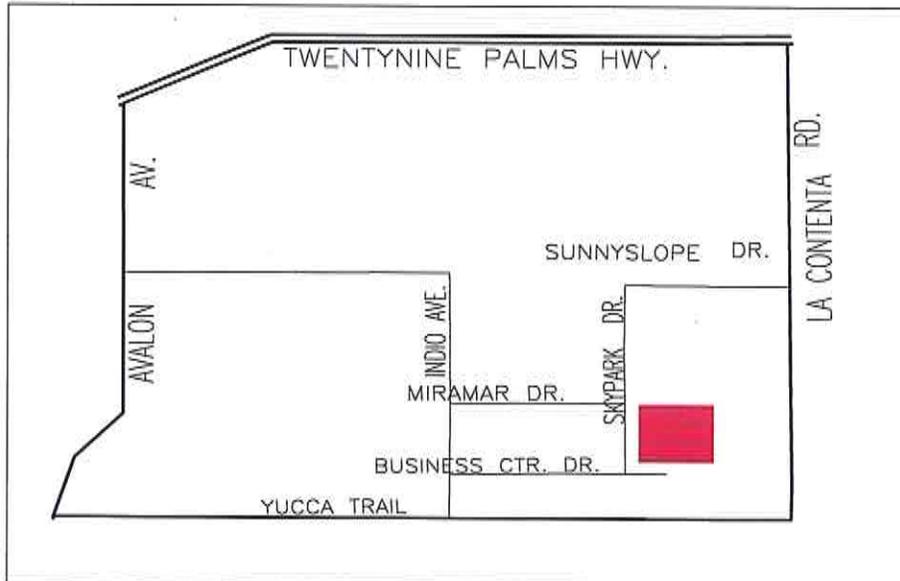
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

EAST END COMMUNITY SPORTS PARK IN COORDINATION WITH LA CONTENTA MIDDLE SCHOOL

Project No.	N/A
Category:	Parks & Recreational Facilities
Description: *	Acquire a minimum of 40 acres to accommodate a community sports park containing eight soccer fields, four softball fields and four tennis courts with parking and restrooms; acquire a minimum of 50 acres if a gymnasium is included. Phase I Construction: two synthetic turf lighted soccer fields with parking and restrooms; the estimated funding for this phase does not including property acquisition costs
Limits: *	Adjacent to La Contenta Middle School
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	3,500,000

*REFERENCE: Town of Yucca Valley Parks & Recreation Master Plan Update Adopted October 2008, Prepared By: MIG



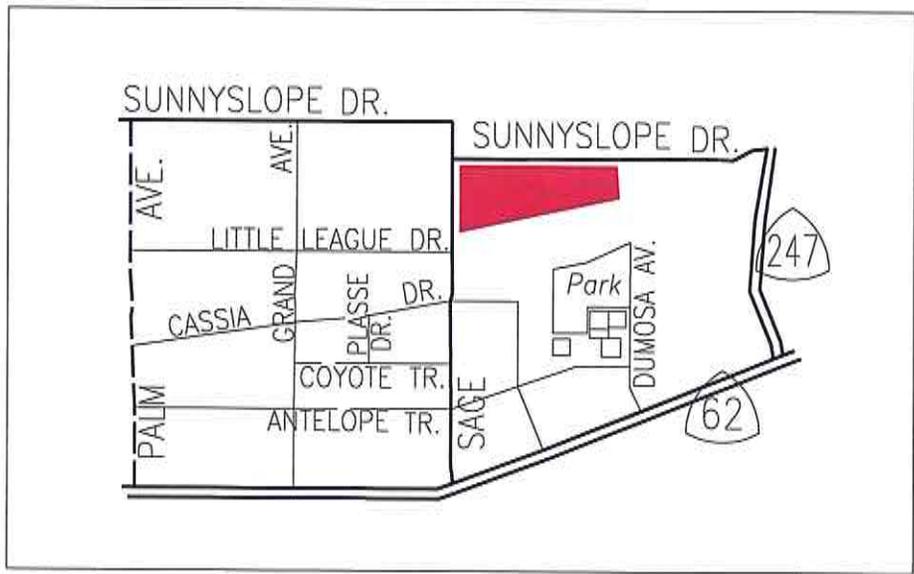
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

AQUATICS CENTER COMPLEX IN COORDINATION WITH IMPROVEMENTS TO SUNNYSLOPE PARK

Project No.	N/A
Category:	Parks & Recreational Facilities
Description: *	A year-round aquatics facility consisting of three pools: a 10-lane, 25-yard by 25-meter, swim/lap competitive pool, 8,300 square foot recreational pool, and 1,500 square foot therapy pool. Recreational pool features to include: a zero depth entry, four-lap swim lanes, 125-foot two-flume waterslide, wet-play structure with multiple splash features, 6,000 square foot building to house locker/changing/shower rooms and administrative offices. The facility would be designed to include two fuel cells to supply all electrical power needs, heat pool water and send excess power back to utility company; it would also be equipped with a retractable roof with programmable louvers and rain sensors.
Limits: *	Sunnyslope Park
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate *	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	7,950,000
Administration/Inspection	
Total	8,600,000

*REFERENCE: Town of Yucca Valley Parks & Recreation Master Plan Update Adopted October 2008, Prepared By: MIG



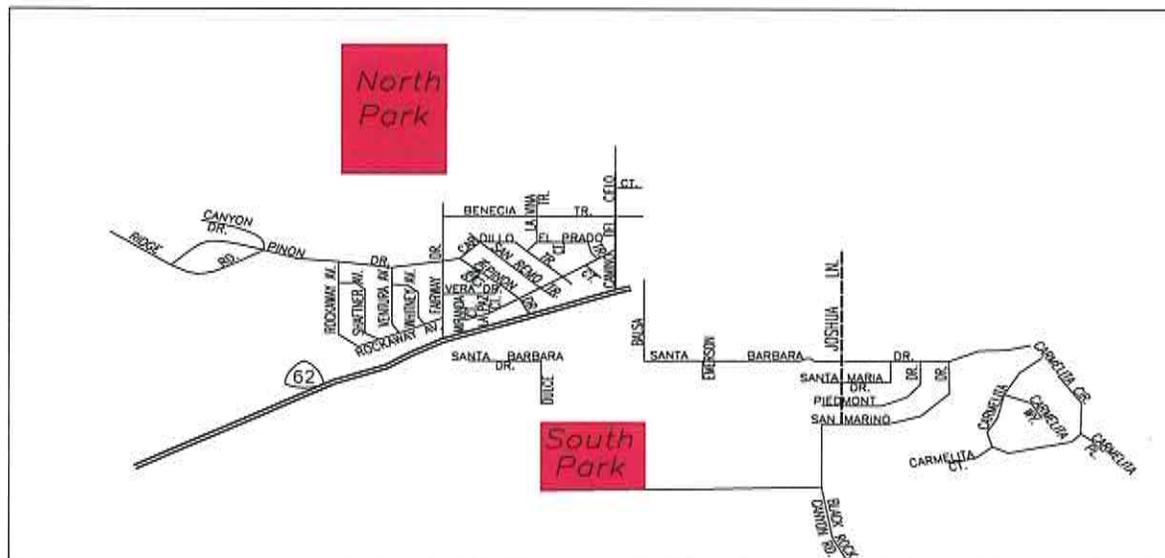
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

**TRAIL HEAD AND SELF-GUIDED NATURE TRAIL
AT NORTH PARK AND SOUTH PARK**

Project No.	N/A
Category:	Parks & Recreational Facilities
Description: *	Development of a trail head and self-guided nature trail at both North Park and South Park. Amenities would include a secured individual unisex restroom facility within a fenced area, off street parking, small picnic areas with shade shelters, shade covered benches at view points and a decomposed granite trail system with information stations that explain the local geology, native history and flora and fauna of the region.
Limits: *	North Park: adjacent to Joshua Tree National Park. South Park: portion location on and adjacent to BLM property.
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate *	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	1,000,000

*REFERENCE: Town of Yucca Valley Parks & Recreation Master Plan Update Adopted October 2008, Prepared By: MIG



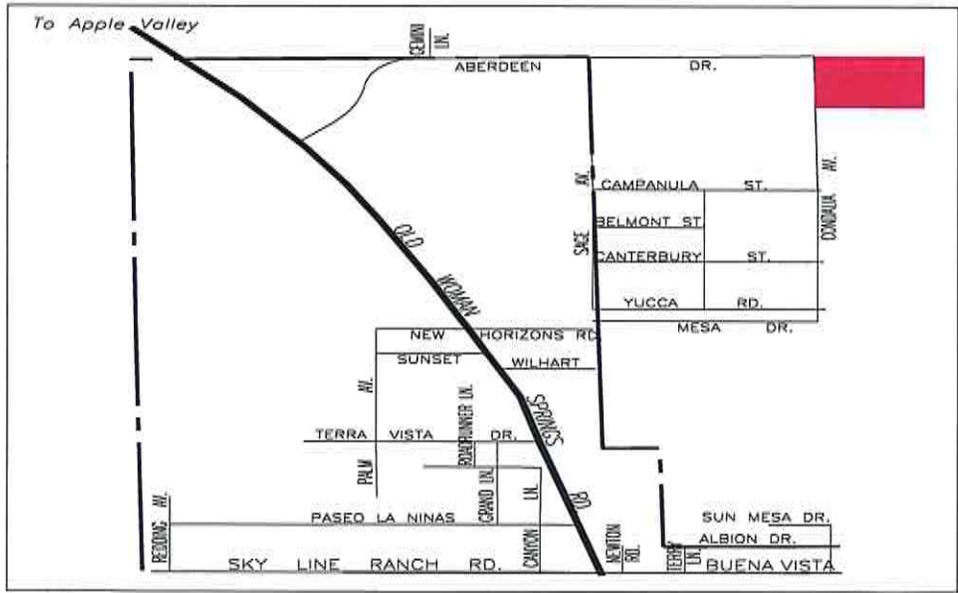
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

YUCCA MESA COMMUNITY PARK

Project No.	N/A
Category:	Parks & Recreational Facilities
Description: *	Minimum 20-30 acre community park consisting of family and group picnic facilities, tot lots, splash/water play facility, soccer fields, dog park, informal open play area, basketball courts, tennis courts, small outdoor amphitheater and restroom. This park would be built in phases over approximately 15 years.
Limits: *	In the far northwest outside section of Town along Aberdeen Drive
Status:	Unfunded
Schedule:	N/A

Project Cost Estimate *	
PA/ED	
PS & E	
ROW/Property Acquisition	
Construction	
Administration/Inspection	
Total	18,000,000 + land acquisition

*REFERENCE: Town of Yucca Valley Parks & Recreation Master Plan Update Adopted October 2008, Prepared By: MIG



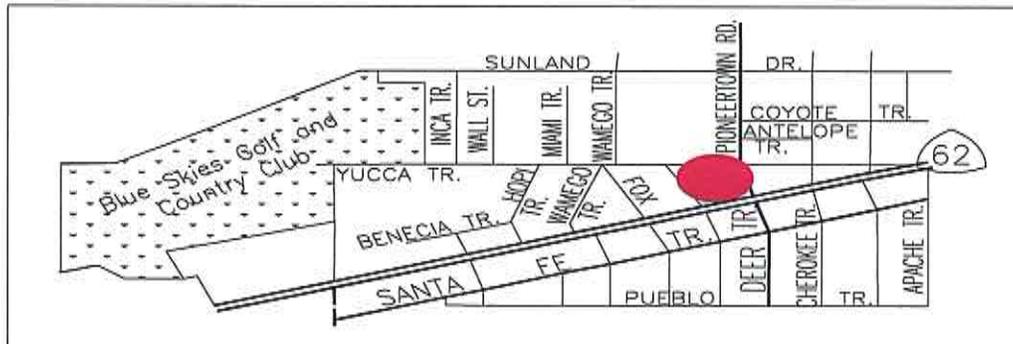
2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

OLD TOWN SPECIFIC PLAN CULTURAL CORRIDOR

Project No.	N/A
Category:	Parks & Recreational Facilities
Description: *	“Cultural Corridor” in the Old Town Master Plan area: “Green” design and “LEED” compliant buildings of a single facility to house both the Hi-Desert Museum and the Branch Library sharing common facilities as entry/lobby area, restrooms, meeting rooms, conference/training rooms, receiving area, kitchen facilities and staff parking, adjacent to an amphitheater/activities plaza designed to accommodate special events and performing arts programming with a covered outdoor amphitheater, shade structure, stage area and landscaped with a desert theme. Old Town Yucca Valley between Fox and Deer and Yucca Trail and SR62.
Limits: *	
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate *</u>	
PA/ED	
PS & E	
ROW/Property Acquisition	1,140,000
Construction	
Administration/Inspection	
Total	22,500,000

*REFERENCE: Town of Yucca Valley Parks & Recreation Master Plan Update Adopted October 2008, Prepared By: MIG



2015/2016 – 2019/2020 CAPITAL IMPROVEMENT PROGRAM

COMMUNITY CENTER SOFTBALL FIELD SCOREKEEPER BOOTHS

Project No.	N/A
Category:	Parks & Recreational Facilities
Description:	Two Scorekeeper Booths: Package utility building, two-level design, roll-up window, with electrical power and concrete walkway.
Limits:	Community Center Softball Field
Status:	Unfunded
Schedule:	N/A

<u>Project Cost Estimate</u>	
PA/ED	N/A
PS & E	4,000
ROW/Property Acquisition	N/A
Construction	35,000
Administration/Inspection	2,000
Total	41,000

